United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, D.C. 20240

March 21, 2011

Notice to file:

This property has been automatically entered in the National Register of Historic Places. This is due to the fact that the publication of our Federal Register Notice: "National Register of Historic Places: Pending Nominations and Other Actions" was delayed beyond our control to the point where the mandated 15 day public comment period ended after our required 45 day time frame to act on the nomination. If the 45th day falls on a weekend or Federal holiday, the property will be automatically listed the next business day. The nomination is technically adequate and meets the National Register criteria for evaluation, and thus, automatically listed in the National Register of Historic Places.

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NPS Form 10-900
(Rev. 10-90)

OMB No. 10024-0018

101

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

RECEIVED
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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Middletown Rural Historic District
other names/site number n/a

2. Location

street & number Middletown Rd., Avery Park Dr., Middletown Cemetery Rd., Woodchuck Hill Rd., Route 121
not for publication n/a
city or town Grafton vicinity n/a
state Vermont code VT county Windham code 025
zip code 05146

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this _x_ nomination ____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property _x__ meets ____ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide _x_ locally. (___ See continuation sheet for additional comments.)

Nancy E. Boone 1/26/2011
Signature of certifying official/Title Deputy SHPO Date
Vermont Division for Historic Preservation
State or Federal agency and bureau

In my opinion, the property ____ meets ____ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of commenting or other official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register
___ See continuation sheet.
____ determined eligible for the National Register
___ See continuation sheet.
____ determined not eligible for the National Register
____ removed from the National Register

____ other (explain): _____

for Edson H. Beall 3-21-12
Signature of Keeper Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

_x_ private
_x_ public-local
___ public-State
___ public-Federal

Category of Property (Check only one box)

___ building(s)
_x_ district
___ site
___ structure
___ object

Number of Resources within Property

Contributing	Noncontributing	
15	15	buildings
4		sites
3		structures
		objects
22	15	Total

Number of contributing resources previously listed in the National Register 9

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)
N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat:	Sub:
Domestic	single dwelling
Domestic	secondary structure
Domestic	hotel
Education	school
Religion	church-related residence
Funerary	cemetery
Agriculture	agricultural outbuilding
Agriculture	agricultural field
Agriculture	animal facility

Current Functions (Enter categories from instructions)

Cat:	Sub:
Domestic	single dwelling
Domestic	secondary structure
Domestic	hotel
Funerary	cemetery
Agriculture	agricultural outbuilding
Agriculture	agricultural field

7. Description

Architectural Classification (Enter categories from instructions)

Federal

Greek Revival

+

Materials (Enter categories from instructions)

foundation stone

roof slate

walls weatherboard

other brick

asphalt shingle

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

x A Property is associated with events that have made a significant contribution to the broad patterns of our history.

____ B Property is associated with the lives of persons significant in our past.

_x_ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

____ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

Property is:

____ A owned by a religious institution or used for religious purposes.

____ B removed from its original location.

____ C a birthplace or a grave.

____ D a cemetery.

____ E a reconstructed building, object, or structure.

____ F a commemorative property.

____ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Architecture

Agriculture

Period of Significance c. 1790-1960

Significant Dates n/a

Significant Person (Complete if Criterion B is marked above)

n/a

Cultural Affiliation n/a

Architect/Builder n/a

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

General Description

The Middletown Rural Historic District is a former agricultural community located on a large rolling hillside in the geographic center of the town of Grafton, Vermont, and encompasses the area that has always been known as Middletown. Most of the resources of the 722 acre historic district line Middletown Road, and some are located on the dead-end roads that branch off of it. The historic district has thirteen primary resources, nine of which are single family homes, and there is a one-room schoolhouse, a cemetery, a town pound, and a village common. Seven of the houses are historic, finely detailed brick and wood-frame Federal Georgian plan houses and simpler Cape Cods dating from the late 18th and early 19th centuries. Late 20th century Neo-Colonial houses infill several parcels. There are also eighteen detached vernacular and primarily agricultural outbuildings, nine of which are historic. They include a sheep barn, chicken house, several types of dairy barns, and sheds. The Park Farm (#9 and 9A-9H), an excellent example of a 19th century farmstead, was listed on the National Register on August 4, 2003. The historic district includes the broader rural landscape with narrow gravel roads, large fields, stone walls that line the roads and define the property boundaries, orchards, and woodlands. The historic district retains its late 19th century appearance and integrity of location, setting, materials, workmanship, design, feeling and association.

The town of Grafton is located in north-central Windham County and the Middletown Rural Historic District is located on Middletown Road, which runs in a northwesterly direction, but is considered in the nomination as running north-south for clearer descriptions. Middletown Road runs northwest from Grafton village and rises, plateaus, and then descends to the Saxtons River valley and the District includes properties along intersecting roads -- Middletown Cemetery Road, Avery Park Drive, and Woodchuck Hill Road. Middletown Road also bisects a hillside that generally descends from west to east through the historic district, from Spring Hill to the Saxtons River valley. The historic district is sparsely settled; all of the houses are spread out, and most sit on large parcels. The southern and northern ends of the historic district, which is where the road is steep, as well as Woodchuck Hill Road and Middletown Cemetery Road, are generally wooded, with former farm fields near the residences. The plateau of Middletown Road has sweeping vistas of large fields that are fringed with woodlands, and all of the fields, roads, and property boundaries are defined by stone walls. The primary buildings have moderate to large setbacks from the street.

Middletown Road's south end meets Main Street in Grafton village and its north end meets

Houghtonville Road, also known as Vermont Route 121. Avery Park Drive runs southwest from Middletown Road's plateau, and is a short dead-end road that once led to Hinckley Brook Road. Middletown Cemetery Road meets Middletown Road just north of Avery Park Drive, and runs east until it reaches the cemetery (#8). It once led to Houghtonville Road. Woodchuck Hill Road runs west from the north end of Middletown Road's plateau, and is a dead-end road that ends at the historic district's most isolated house (#11). It once led to Cabell Road in Houghtonville village. The abandoned sections of these three dead-end roads are still visible.

The oldest resources in the historic district are the c. 1790 cemetery (#8) and the c. 1790 Hall House (#10). The center of the district also retains a town pound (#12), and the former village common (#13), now an open field. Most of the historic houses date to the first quarter of the nineteenth century (#1, 2, 7, and 9), and one dates to about 1831 (#3). The last primary historic resource to be constructed in the historic district is the c. 1856 School District No. 3 Schoolhouse (#11), which served the children of Middletown. There are also nine intact historic outbuildings (#1A, 3A, 7A, 9A, 9B, 9C, 9D, 9E, and 11A), most of which date to the late 19th century.

All of the historic primary buildings are of the classical Federal and Greek Revival styles. The historic houses include two wood-framed, Georgian-plan, Federal-style, 2 ½ story, side-gabled houses (#1 and 10), two brick Georgian-plan, Federal-style, 2 ½ story, side-gabled houses (#2 and 7), and one wood-framed Cape Cod house (#9). There is also a brick Cape Cod house (#3) that has lost its historic integrity due to alterations and additions, but the original Cape Cod main block is still discernible. The only Greek Revival building in the historic district is a wood-framed front-gable one-room schoolhouse (#11). There are also three wood-framed Neo-Colonial non-contributing houses, one is two stories (#4), and the others are Cape Cod types (#5 and 6).

Archeological resources include the foundation of an early nineteenth century brick schoolhouse (#5D) that once stood at the southeast corner of Middletown Road and Middletown Cemetery Road, and a late eighteenth century pound (#12) with c. 1808 stone walls located on the south side of Middletown Cemetery Road, not far from Middletown Road. Some c.1800 resources- the original cluster of buildings at the center of the historic district, such as the store and meetinghouse- were lost by the middle of the 19th century and exist today only as potential archeological sites. There are also several small structures that are part of the Park Farm (listed on the National Register on August 4, 2003): a stone spring (#9F); a well (#9G) near the southwest corner of Middletown Road and Woodchuck Hill Road that indicates the former

location of a residence, which was removed by the mid nineteenth century; and, a stone culvert (#9H) that runs under Woodchuck Hill Road.

All of the wood framed historic primary buildings have clapboard siding, and all of the historic houses have multi-pane wood windows except for one house, which has vinyl replacement windows (#1). All of the house underpinnings are granite block, except for one house that has a fieldstone foundation (#9). The non-historic twentieth century houses (#4, 5 and 6) have concrete foundations. Two of the houses have slate roofs (#1 and 7), one has a standing seam metal roof (#9), and six have asphalt-shingle roofs (#2, 3, 4, 5, 6 and 10). Only one building in the historic district has vinyl siding (#6).

Ornamentation in the historic district is minimal and is restricted to classical type trim. The Federal style and Cape Cod type houses (#1, 2, 3, 7, 9 and 10) have cornice returns, cornerboards, gable rakes, and flat-stock window and door casings. One Federal style house was updated with a Colonial Revival entryway (#1), which has paired pilasters, a molded cornice, a louvered fanlight, and sidelights. The historic brick houses have molded cornices, cornice returns, blind arches at doorways and windows, stone lintels, and sidelights (#2 and 7). Other significant features of these two brick houses are their four end chimneys. The one Greek Revival building (#11), in addition to having the same trim as the wood framed Federal style buildings, also has wide gable rakes and a peaked entryway lintelboard.

All of the historic houses have ells or wings, and one of the houses has continuous architecture with an attached barn (#9). The nine historic vernacular outbuildings include three front-gable dairy barns (#1A, 7A and 9E), one shed (#3A), one equipment shed (#9A), one chicken house (#9B), one English Barn type horse barn (#9C), and one sheep shed (#9D). Non-historic outbuildings include one Ranch house (#1B), one cottage (#1C), a guest house (#3B), a house/barn (#10B), a barn (#3C), a garage (#5A), a shed (#6), and a nineteenth century English Barn that was updated to become a guest house (#10A). In general, the recent outbuildings fit the rural agricultural patterns of the area.

The Middletown Rural Historic District has retained its historic character and has a rich variety of intact very old buildings and several nineteenth century agricultural outbuildings, as well as a historic landscape of fields, stone walls, orchards, and woodlands. All of the historic resources in Middletown retain a high degree of integrity and are well-maintained, and there are no current threats to the integrity of the historic district.

Individual Descriptions

1. Palmer-Rice House, 469 Middletown Road, 1812, c. 1905, contributing

This 2 ½ story wood-framed Federal style house is located on a 63-acre lot on the west side of Middletown Road and is the southernmost parcel in the historic district. The lot is entirely on the west side of the road, and the house and auxiliary buildings are clustered at the midpoint of the road frontage. A large field lies behind (west of) and south of the building cluster, but the rest of the lot is woodland. Stone walls define the lot boundaries, and line the road in front of the house. The building cluster includes a large barn (A) and two late twentieth century cottages (B & C).

The house sits on a knoll above the road is comprised of a five bay by two bay symmetrical main block, a 1 ½ story rear ell, and an attached rear barn. The main block has a rectangular footprint oriented parallel to the road, granite block underpinnings, clapboard siding, a side-gable slate roof with boxed cornices, an off-center interior brick chimney near the ridge, an exterior brick chimney near the ridge at the north gable wall, three equidistant gabled dormers, and a side entry porch. There is also a front brick patio with short stone walls.

The Colonial Revival centered front entry has a louvered fanlight, an enframement consisting of pairs of pilasters that frame the doorway and sidelights, and a shallow pent hood. The tripartite pilasters have molded bases and tall fluted blocks beneath molded capitals. The short sidelights are flanked by the midsection of the pilasters and are covered with louvered shutters. There are molded panels above and beneath the sidelights. Additional architectural trim includes cornerboards, cornice returns, molded cornices with bed moldings, and flat-stock window casings. The Colonial Revival dormers have molded pedimented overhanging gables and slate walls. The main block has paneled wood doors with nine-pane upper lights, and regularly-spaced vinyl replacement windows with false six-over-six muntins. The one bay side porch is slightly off center on the south gable wall and has a stone foundation and stone steps. It has paired tripartite corner posts and engaged pilasters, a trellis railing, and an overhanging flat roof with a tall cornice.

The rear ell projects west from the rear elevation of and is contiguous with the south gable wall of the main block. The rear 1/3 of it is a shed and the rest is living space. It has clapboard siding and a gabled standing-seam metal roof. The south eaves elevation has a large opening infilled

with latticework, a Colonial Revival entryway, and a Colonial Revival bay window. The entryway has a louvered fanlight, pilasters with molded capitals, a shallow molded hip-roofed hood, and a paneled wood door with a nine-pane upper light. The cantilevered bay window has angled sides, a molded base, a hipped sheet metal roof, a denticulated cornice, and a sixteen-pane center window flanked by one-pane wide four-pane windows. The south roof slope has two small gabled dormers over the finished part of the ell.

The barn is offset on the rear gable wall of the rear ell, is set into a small bank at the rear, and faces the road. It has a rectangular footprint oriented perpendicular to the road, a fieldstone foundation, clapboard siding, and a front gable corrugated metal roof. The exposed section of the front gable wall has a small wagon bay infilled with latticework, and the gable has paired small square windows. There is another opening infilled with latticework at the right end of the south eaves elevation, and a vertical-board hay door at the rear gable wall.

The main block of the house was reportedly constructed in 1812, and the ell and barn probably date to the last half of the nineteenth century. The house originally did not have the Colonial Revival entryway details, the dormers, the side porch, exterior doors, or the exterior brick chimney. These were all added about 1905, except for the dormers, which were added at an unknown time. The front entryway originally had thin pilasters, a horizontal transom, and a thin cornice, and the interior brick chimney originally had a twin, creating symmetrical interior chimneys that would have heated the four corner rooms of the house. The door and large opening of the ell are in their original locations, and there was a vertical window in the location of the extant bay window. A turn-of-the-twentieth-century photo shows the house with two-over-two windows (second generation), and a double-leaf Victorian-era front door with tall vertical panes. The two-over-two windows were recently replaced with the extant windows.

According to local historian Francis Palmer (1875-1950), the house was built in 1812 by Palmer's great-great grandfather, Captain David Palmer. Palmer acquired the property, which was the farm of Joseph Axtell, in 1810. Axtell (1763-1813), who moved to Grafton after the end of the Revolutionary War from Grafton, Massachusetts, acquired the property in 1791. At this point, the property was 160 acres, and included land on the east side of Middletown Road, between the road and the Saxtons River. Axtell was an important figure in Grafton's history, because in 1791, when Grafton was still called Thomlinson, many residents decided that the town should be named after their own hometown in Massachusetts or Connecticut, and the name was offered at auction to the highest bidder. Joseph Axtell was the winning bidder, and he

reportedly paid "five dollars and a jug of rum" to name the town Grafton after his hometown in Massachusetts. Axtell was also important as he built the 1792 meeting house in Middletown. If Francis Palmer is correct, David Palmer (1758-1812) removed Axtell's farmhouse and replaced it with the extant house shortly before his death in 1812. Palmer also probably came to Grafton shortly after the Revolutionary War, and was from Voluntown, Connecticut. He and his family probably first lived in Howeville, a former hamlet that was located in the hills west of Grafton village. After his death, his wife Anna (1760-1849) and son Gideon (1794-?) continued to live on the farm.

After Anna Palmer's death, the farm was sold to Oscar Rice, although the 1850 census indicates that Gideon Palmer lived with the Rice family there. Shortly thereafter, Palmer moved into a new house in Grafton village. Oscar Rice lived in the house with his wife Sarah and their children, and had an apple orchard on the property as well as a very small scale farming operation. Oscar Rice died about 1880, and the farm was then acquired by his sons George and Albert. George was a farmer, and Albert was a "commercial traveler." The 1884 Windham County Gazetteer reveals that George Rice expanded his father's farming operation, as at this point he was leasing the 220 acre farm just north of his farmstead (#2), and had a 500-tree sugar orchard. In 1885, George and his wife Mary sold their half-share in the farm to Albert. By the end of the century, Albert and his wife Flora were living with Flora's father Lyman French in Grafton village.

In 1903, Albert and Flora Rice sold the farm, including 61 sheep, to the Reverend Benjamin Pennock, who was pastor of the Congregational Church in Grafton village from 1902-1910. He lived in the house with his wife Minnie. After his term as pastor, the property was sold to Francis B. and Harriet Daniels. Francis Barrett Daniels (1848-1922) was the grandson of John Barrett, who built the first store in Grafton village, and grew up in a farmhouse just south of the subject property. As an adult, Daniels practiced law in Chicago and then became of the head of the legal department of the Pullman Company.

The Danielses used the subject property as a vacation home, making it one of the first vacation homes in Grafton, and they built the first tennis court in Grafton northwest of the house. They named the property "Sugarbush." After Harriet's death in 1931, the property was acquired by her daughters Caroline Moore and Lucy Elmore, who also used it as a vacation home. In 1944, the property was sold, and then sold again in 1946 to John and Blanche Mehring, who probably lived

in the house full time. They sold it in 1954 to William and Mildred Noble, who sold it in 1959 to Stanley and Mary Johnson of Connecticut, who used the property as a vacation home.

In 1972, the Johnsons sold the property to the Windham Foundation, a non-profit philanthropic organization that owns numerous properties in Grafton, including the Old Tavern at Grafton, and provides charitable funding assistance and educational programs to Vermont communities. At this point, the property still included a 52 acre parcel across the road. The Johnsons continued to lease and live in the house until 1979, and then the property became an annex for the Old Tavern. The Windham Foundation sold the parcel across the road to a private entity, and in 2001, sold the subject property to a family that uses it as a vacation home.

A. Barn, c. 1885, c. 1980, contributing

This one-story front-gabled wood-framed barn is located southwest of and about one hundred feet from the house. It has a rectangular footprint oriented generally parallel to the road, and consists of a historic main section and matching modern aisles that span both eaves elevations. The barn has a poured concrete foundation, clapboard siding, and standing-seam metal roofs. The main section has a gabled roof and the aisles have shed roofs that intersect the main barn just below the eaves. Architectural trim includes cornerboards, gable rakes, and flat-stock window and door casings.

The main section of the barn has centered bay openings at each gable wall. The south gable wall has a paneled rolling barn door, and just to the right of this there is a small two-pane window. The south elevation of the west aisle has a garage door with a row of square lights. The north elevation has three garage doors, one at each aisle and one at the main gable wall. All four garage doors are wood paneled units with a row of square lights. At the left end of the north gable wall, there is a wood paneled pedestrian door with a nine-pane light. In the gable, there are two vertical window openings that have been infilled with clapboard siding, and above this in the peak of the gable, there is a six-over-six wood window.

The main section of the barn appears to have been constructed about 1885. Judging by an early twentieth century photograph, it originally stood closer to and perpendicular to the road. A 1945 photograph shows what may be the same barn, at this point standing parallel to the road. It is likely that the barn was moved to its extant location and expanded with the aisles about 1980,

when the property was converted from a private residence to an annex of the Old Tavern at Grafton.

B. Caretaker's House, c. 1970, c. 1980, non-contributing

This one-story wood framed ranch house is located about one hundred feet west of the main house, faces south, and has a rectangular footprint oriented perpendicular to the road. It has a poured concrete foundation, clapboard siding, a side-gable standing-seam metal roof with boxed cornices and cornice returns, and an exterior brick chimney at the right half of the west gable wall. The asymmetrical front elevation has a bay window with a hipped roof and base and single-pane windows, a front entry with a wood paneled door with a multi-pane upper light and side panels with tiny upper sidelights, and two sets of paired one-over-one windows. There is a small cross gable in the roof above the entryway. The east gable wall has two one-over-one windows, and the north elevation, which faces the driveway, has irregularly spaced and different sized one-over-one windows and an off-center doorway, which is also surmounted by a small cross gable in the roof. This house was constructed sometime between 1960 and 1972 and was originally located just south of the main house. It was moved about 1980 to its current location and is used as a caretaker's house. It is non-contributing due to its age.

C. Hillside Cottage, 1985, non-contributing

This small one-story wood framed cottage is located south of the barn and is hidden from the road by a stand of evergreen trees. It faces north and has a rectangular footprint oriented perpendicular to the road, a poured concrete foundation, clapboard siding, a side-gable standing-seam metal roof with boxed cornices and cornice returns, and a gabled hood over the entryway. The asymmetrical four bay wide front elevation has an entryway with a wood paneled door flanked by six-over-six windows, plus a small six-over-six window. Narrow louvered shutters flank the windows. The west gable wall has three closely-spaced six-over-six windows, and a fanlight window in the gable. The Cottage was reportedly a tack room located in another area of Grafton, and then moved to the subject property and renovated in 1985 to serve as annex to the Old Tavern at Grafton. Although it is possible the structure is over fifty years old, it is non-contributing due to its unknown provenance, and because it was moved and does not retain its historic appearance.

2. Dwinnell House, 874 Middletown Road, 1815, 1970 contributing

This 2 ½ story Federal style Georgian plan brick house is located on a knoll on the east side of Middletown Road and has a large setback from the street. The symmetrical five bay by three bay house also has several attached wood framed sections that create a C-shaped footprint, including a two-story rear ell, two additional one-story sections, and an attached barn. The house sits on a 57 acre parcel that includes a small section on the west side of the road, where there is a modern sugar house (A). The house is surrounded by fields, which descend from the house on all three sides, and there is a field adjacent to the sugar house, which ascends to the west. The north and south boundaries of the property, on both sides of the road, are defined by stone walls.

The main block has a granite block underpinning, common-bond brick walls with intermittent rows of headers, a side-gable asphalt-shingle roof with boxed cornices, and four matching interior brick chimneys that are paired on either side of the roof ridge. Architectural trim includes a heavily molded cornice and cornice returns, a segmental blind arch surrounding the centered front entry, and trabeated stone window and door lintels. Trabeated lintels are unusual for such an early house and are more generally associated with later Greek Revival design. The front entry has a six-panel wood door and upper multi-pane, two pane wide sidelights, and there are regularly-spaced twelve-over-twelve wood windows with louvered shutters.

The three bay long two-story ell projects east from and is centered on the east (rear) elevation of the main block. It has a one-story wing spanning the east gable wall. The ell has clapboard siding, a gabled asphalt-shingle roof, and exterior brick chimneys at the rear gable walls of both sections. The south elevation of the two-story section has a paneled wood door and a boxed bay window with paired multi-pane double-hung wood windows at the first story, a one-story pergola over the doorway and bay window, and three eight-over-twelve wood windows at the second story. The south elevation of the wing has a paneled wood door and a bank of four multi-pane sliding glass doors with multi-pane transoms. A shed-roofed porch spans the north elevation of the two-story section and continues slightly over the one-story wing. The right bay of this porch is enclosed living space. The north elevation of the ell and its wing contain a paired twelve-over-twelve window, a paneled wood door under the junction of the two sections, and an eight-over-twelve window. At the enclosed section of the porch, there is a multi-pane picture window.

An additional one-story structure projects at a 45 degree angle northwest from the rear gable wall of the one-story wing. It has clapboard siding and an asphalt-shingle gabled roof. The front

elevation has a large bay opening with clipped corners containing a double-leaf wood door, each with a six-pane upper light. The rear elevation has the same doorway, which is flanked by horizontal window openings containing paired six-pane sash. Projecting north from this structure, there is an additional one-story wing that has a rectangular footprint oriented parallel to the road. It has clapboard siding, a side-gable open-eave asphalt-shingle roof, and a symmetrical front elevation with a centered segmental-arched large bay opening containing a false wood door flanked by tall segmental-arched multi-pane fixed windows.

The terminating building in this row of connected structures is a 2 ½ story modern barn/garage. It projects north from the north gable wall of the adjacent wing, and is set back from wing. It has a rectangular footprint oriented parallel to the road, a concrete foundation, board-and-batten siding, a side-gable open-eave asphalt-shingle roof, flat-stock window and door casings, and a cupola. The symmetrical west eaves elevation, which faces the road, has a large centered bay opening with a board-and-batten false door and a multi-pane transom. At the left and right ends of the knee wall, there are eight-over-twelve wood windows. The symmetrical north gable wall has two garage door openings with clipped corners and veneered overhead garage doors. The second story has two eight-over-twelve wood windows, and in the peak of the gable, there is a double-leaf "hay" door. The square cupola is centered on the roof ridge and has louvered front and rear openings and a pyramidal roof.

The house was probably constructed in 1815, as this date is scrawled on what is probably an original window pane. This date is also likely considering the Federal style appearance of the house. The main block does not appear to have had any major alterations to the original appearance. A Colonial Revival one-story wrap-around porch with rounded corners and Tuscan columns was added to the house around the turn of the twentieth century, and a two-story ell was added in the early twentieth century, probably during the 1920s. The porch and ell were removed and replaced with the extant wood framed row of structures in 1970.

The main block is an excellent example of a Federal style brick house, is one of the finest examples of the Federal style in Grafton, and is one of the oldest intact high-style houses in Grafton. Federal style features of the house include the five bay wide, two-story, side gable, symmetrical massing, the minimal architectural ornamentation, the centered doorway with sidelights and relieving arch, and the regularly-spaced multi-pane windows. It's nearly identical twin is located at the north end of the historic district (#7).

The house was constructed for Major Benjamin Dwinnell. Dwinnell (1758-1841) and his wife Mehitable (1767-1828) moved to Grafton from Topsfield, Massachusetts, by 1785. They had eleven children. Dwinnell bought the property in 1803, which at this point was 50 acres and the farm of Henry Bond. Bond had acquired the 120 acre Lot 8 in the 6th range of Grafton's surveyed lots in 1787, and was one of the first occupants of Middletown. His log home on this property was reportedly a tavern and store, making this the first store in Grafton and possibly the first tavern. Bond's house was probably in the general vicinity of the extant house. Another first at this property was Grafton's first school, which was reportedly taught in Dwinnell's log barn across from his house.

In 1837, Dwinnell conveyed the farmstead, which had grown to 109 acres, to his third-to-youngest child, Major John Dwinnell (1805-1894). John Dwinnell added another 90 acres, which was located southwest of the farm and bounded by Hinckley Brook, what is now the abandoned section of Avery Park Drive, and Property #1. Dwinell lived on the property with his wife Eliza and family, and was a successful farmer. The 1850 agricultural census reveals that in addition to being a diversified farmer, he had 100 sheep, which was a higher number than average in Grafton, and he produced the third highest number of apple bushels in town. At this time, 93% of the property was deforested.

In the 1850s, Eliza died and John Dwinnell remarried to his second wife, Lavinia. In 1860, they sold the property to Royal Fisher and moved into Grafton village. Royal Fisher (1820-1864) lived on the farm with his wife Emily (1825-1905), and was also a successful farmer with a large flock of sheep. After Royal Fisher's death, the property was sold in 1866 to farmer Marcius Lamphear, who moved there with his wife Alice from the neighboring town of Windham. In 1874, they sold the property back to Emily Fisher in 1874, who was living in Springfield, Vermont, at the time. The property was then occupied by Augusta Fisher for a short period, and then in 1877, Emily Fisher sold the property once again, to William and Harriet Milliken, also of Springfield. The Millikens carried on the diversified farming operations for a few years, and then leased the farm to neighbor Albert Rice (#1). In 1886, they lost the property due to foreclosure, and in 1890 the mortgagor sold the property to Henry Robbins Church of New York City.

Judging by census records, Henry Church and his wife Jennie continued to make New York their primary residence, making this property possibly the first to be acquired in Grafton for use specifically as a vacation home, although it is possible they rented it out instead. Interestingly,

the Churches did not own property in New York, lived in a rented apartment, and Henry Church was a railroad clerk, not acquiring the status of chief clerk until 1920.

In the 1920s, Jennie Church converted the Grafton residence to a boarding house. The town business directory lists the "Maplewood House" as operating from 1924 to 1953. At some point, she moved to the neighboring town of Rockingham, and then sold the property in 1955 to Miron and Elizabeth Meadowcraft of New Jersey, who operated an inn there. At this point, the property covered over 200 acres. In 1968, the Meadowcrafts sold the property to Robert and Virginia Barrett, who renovated the house, had all the additions constructed, and then moved in, in 1970. They renamed the property "Grouse Hill Farm." Robert Barrett was a local realtor. In 1991, the Barretts sold the property to the current owners, George and Kathleen Austin, who use it as a vacation home and continue to preserve the house and historic landscape around it. Most of the acreage on the west side of the road was sold off in the late twentieth century, but it remains open fields and woodland.

A. Sugar House, 1970, non-contributing

This small one-story wood framed structure is located across the road from the house and has a large setback from the road. It has a rectangular footprint oriented parallel to the road, a concrete foundation, T-111 plywood siding, and an overhanging open-eave side-gable corrugated metal roof with a small ventilation monitor. The front elevation has a paneled wood door with a six-pane light and paired eight-over-eight wood windows. The side elevations have large multi-pane picture windows. The sugar house was constructed in 1970 and is non-contributing due to its age.

3. Chandler-Zuill House, 1009 Middletown Road, 1831, c. 2004, non-contributing

This multi-section 1 ½ story house is located on a knoll on the west side of Middletown Road and has a moderate setback from the road. The 14 acre property ascends from east to west and includes an apple orchard, which stands behind the house. The house consists of the original brick Cape Cod main block, a large wood framed modern wing, a wood framed rear ell behind the main block, and a wood framed rear ell behind the wing, together forming a U-shaped footprint. There is a large raised stone patio in front of the wing. There is also a detached shed (A), a modern guest house (B) and a detached modern barn (C) on the property.

The five bay by two bay brick Cape Cod main block has rectangular footprint oriented parallel to the road, a granite block underpinning, common bond walls with intermittent header courses, a side-gable asphalt-shingle roof with boxed cornices and cornice returns, two interior brick end chimneys, one at each end of the east roof slope, two large modern wood framed gabled dormers, and a small modern entry porch. Architectural details include trabeated stone window and door lintels at the front elevation and flat brick window arches at the south gable wall. The centered front entry contains a paneled wood door flanked by half length, multi-pane, two pane wide sidelights, and there are regularly-spaced six-over-six replacement windows, except for the dormers, which have eight-over-eight windows. The front porch has square corner posts and an open gabled roof with a king-post truss within the gable. Cape Cod features of the main block include the 1 ½ story symmetrical, five bay wide massing, the side-gable roof, low kneewall, and the regularly-spaced windows.

The wing spans the north gable wall and projects north of the main block. It has two sections, and although it has the same roofline of the main block, due to the slope of the land, the wing has an exposed basement at the front. The wing is almost twice as large as the main block, and has a concrete foundation, clapboard siding, and side-gable asphalt-shingle roofs with boxed cornices and cornice returns. The section closest to the main block is four bays wide and has a two bay wide and one bay deep cross gable at the front. A large stone exterior chimney is centered on the cross gable. The front entry to the wing is at the recessed right bay, and there are paired six-over-six windows at the front cross gable and individual windows elsewhere.

The other section of the wing is set back slightly from the first section, and has an exterior brick end chimney at the north gable wall. It is three bays wide and has a one bay wide gabled center pavilion. The pavilion has large multi-pane Chicago windows at each story and six-over-six windows on either side of the pavilion. The gabled rear ells extend west of the main block and wing; one is contiguous with the south gable wall of the main block and the other is contiguous with the north gable wall of the wing. The south elevation of the south wing has multi-pane French doors flanked by full-height multi-pane vertical windows, and the north elevation of the north wing has two garage doors, a pedestrian door, and a large gabled wall dormer. Architectural trim of all the wood framed sections includes cornerboards, friezeboards, gable rakes, and flat-stock window and door casings.

The brick main block was probably constructed in 1831 and remained unaltered until about 2004. The house was featured in Herbert Wheaton Congdon's 1963 book *Early American Homes for*

Today as an example of house with non-ridge end chimneys. Also, the house historically had a different wood framed wing attached to the north gable wall. It was 1 ½ stories, almost as long as the main block, and was set back from the front elevation of the main block. At the left end of this wing, there was a recessed porch, and projecting from the north gable wall of the wing was a shed-roofed addition. About 2004, the main block was renovated, including the replacement of the windows and the roof trim, and the addition of the entry porch. Also at this time, the wing was removed and replaced with the extant wing. Due to the alterations to the house and the intrusiveness of the new wings and ells, the house has lost its historic appearance and is classified as a non-contributing resource in the historic district. A front-gable barn also once stood on the property, possibly in the location of the guest house, and there was a small ice house that stood adjacent to it.

The house was constructed for Wolcott C. Chandler, on a 1 1/8 acre lot subdivided from the 18th century farm originally constructed for Edward Putnam, whose house was across Avery Park Drive from the subject house. Chandler acquired the lot in 1831, and then in 1833, while living in the neighboring town of Andover, sold the new house and property to his son Charles W. Chandler, who also lived in Andover.

In 1835, the property was sold to Colonel Nathan A. Zuill, (1800-1892), whose father Alexander came to Grafton in 1797 from Stratford, Connecticut. Nathan Zuill lived in the house with his wife Lydia and several children. The 1850 census lists him as a peddler, and the 1860 census lists the house as "unoccupied," and the Zuills' location at the time could not be found. By the 1870 census, Nathan Zuill and his second wife are living in the house, and Nathan is a farmer there along with his son James (1840-1908), who is managing the farm. In 1870, James Zuill owned 100 acres of farmland (probably adjacent to the house lot), of which 80 acres were "improved." He had a diversified operation, growing crops, maintaining an orchard and a sugaring operation, and raising sheep for their wool. The farm was more successful by 1880, when James Zuill produced a large amount of maple sugar and had 500 apple trees. The Census appears to also note 15 bushels of bugs, which the agricultural census taker apparently thought was important to mention. In 1884, Nathan A. Zuill was the oldest living Grafton native residing in town. After Nathan Zuill's death in 1892 at the age of 92, his son James inherited the farmstead, and continued to farm the property into the early twentieth century.

After James Zuill's death in 1908, the farmstead was sold to Charles L. Park, who had also acquired the Park Farm further up the road the same year (#9), and lived at the latter farm. In

1916, Park sold the subject property, which he had reduced to its current size, to Francis Kilner of Illinois. In 1919, Kilner sold the property to John and Edith Alger of Rhode Island, who used the property as a vacation home and named it "Fruitledge." Professor John Alger (1864-1944) lived in Vermont prior to moving to Rhode Island. In 1890 he was a teacher at Rutland High School, where George Grafton Wilson, who later lived in Grafton, was principal. Alger was principal of Vermont Academy in nearby Saxtons River from 1904 to 1908, and principal and president of Rhode Island College from 1908 to 1939. In 1958, a new building was named after him at this college.

After John Alger's death, his widow Edith sold the property to Charles and Elsie Campbell of New York, who used the place as a vacation home. They sold it in 1952 to John and Vivienne Batschy, who moved here from another part of Grafton. In 1956, the Batschys sold the property to Wilbur and Mae Handy, who moved here from Springfield, Vermont. Handy worked at Fellows Gear Shaper factory in Springfield. In 1967, the Handys sold the property to William Herrlich, who moved here from New York with his wife Marion. Marion Herrlich sold the property to the current owners in 1993.

A. Shed, c. 1950, contributing

This small wood framed shed stands north of the house. It has a rectangular footprint oriented perpendicular to the road, a concrete foundation, clapboard siding, and a side-gable asphalt-shingle roof with boxed cornices and a large overhang at the south and west elevations. The south elevation has a hollow-core metal pedestrian door, and the south and east elevations each have two eight-over-eight wood windows. The north elevation has a double-leaf paneled wood door, and the west gable has a tall wood-paneled "hay door." The shed appears in an old photograph of the house and probably dates to about 1950, although the exterior materials were completely replaced in 2004.

B. Guest House, c. 2000, non-contributing

This two-story wood framed guest house is located northwest of the house and has a very large setback from the road. The symmetrical house faces south and has a rectangular footprint oriented perpendicular to the road, a concrete foundation, clapboard siding, a side-gable asphalt-shingle roof with boxed cornices and cornice returns, two dormers, a centered interior brick chimney, and a large front entry porch with a cross-gable roof. There is also a small greenhouse

at the east gable wall. Architectural trim includes cornerboards, friezeboards, gable rakes, and flat-stock window and door casings. The front entry has a double-leaf wood-framed glazed door flanked by pairs of narrow single-pane sidelights, and a four-pane continuous transom. The shed-roofed dormers have tiny wall dormers at the front eaves. On each side of the front doorway are small six-over-six windows, and there are matching windows in the dormers. The gable end walls each have one six-over-six window at the first story and a square awning window at the second story. The front porch has a large pedimented gable, square corner posts, and a wood railing with square balusters. The guest house was constructed about 2000 and is non-contributing due to its age.

C. Barn, c. 1990, non-contributing

This small 1 ½ story wood framed barn is located quite a distance south of the house, at the southeast corner of the property. It sits on a knoll near the road, and has a rectangular footprint oriented parallel to the road, a concrete foundation, board-and-batten siding, a side-gable asphalt-shingle roof with boxed cornices and cornice returns, and a centered cupola. Architectural trim includes cornerboards, gable rakes, and flat-stock window and door casings. The symmetrical east eaves elevation has a centered double-leaf paneled wood door with four-pane horizontal upper lights. The door is flanked by six-over-six wood windows. The south gable wall has a centered double-leaf wood door, and a vertical "hay door" in the gable. The barn was constructed about 1990 and is non-contributing due to its age.

4. Pollio House, 1235 Middletown Road, 1991, non-contributing

This large 2 ½ story Neo-Colonial Revival wood framed house is located at the end of the short dead-end road now known as Avery Park Drive, at the east edge of a parcel located at the southwest corner of Middletown Road and Avery Park Drive. To its east and north, there is a large sloping lawn, to its west is woodland, and across Avery Park Drive, there is a fire pond and a mowed field. It has a rectangular footprint that is generally oriented east-west, a concrete foundation, clapboard siding, and an asphalt-shingle hipped roof with boxed cornices. The east and west elevation each have a large off-center exterior brick chimney. There is a recessed balcony centered on the second story of the north elevation. There is also a garage at the southwest corner of the house, attached with a small connector building.

Architectural trim includes paneled cornerboards, and flat-stock friezeboards and window and door casings. There is a variety of window types, sizes and arrangements. Most of the windows are multi-pane casements arranged individually or in pairs, and the second story of the east elevation has multi-pane round-arched windows flanking the chimney. The front entry faces west and is not visible from either road. The two-bay garage faces north and has the same exterior materials and trim as the house, and two eight-over-eight windows in the front gable wall above the garage doors. The house was constructed in 1991 and is non-contributing due to its age.

The house was constructed in the location of a dairy barn associated with the Avery Park farm. The Park house was located across Avery Park Drive and closer to Middletown Road than the Pollio House, and was demolished when the Pollio House was built. It was Grafton's only Second Empire style, mansard roof building. Other Park farm outbuildings were located behind the Park house and included a historic garage, a horse barn, and a shed.

The Park house was actually the third house that stood in this location. The first house was possibly the first house built in Middletown, the 1780s Edward Putnam house. Putnam traded houses with Grafton's first full-time clergyman, Rev. William Hall, Sr., in 1793. Hall's son Caleb later lived in the house. In 1834, the property was acquired by Jonathan Pettengill, starting a long history of Pettengill family ownership of the site. At some point the house burned down. Pettengill then moved what was known as the "second parsonage," which stood across the road from the Middletown Cemetery, to his property. The property was sold out of the Pettengill family in 1907 to John and Lewis Howe, and five years later, this house burned down. The Howes probably immediately replaced it with the Second Empire style house. In 1932, the house was acquired by Avery Park (1901-1984), who was also a farmer. Upon his death, the property was over 300 acres, and was then subdivided.

5. Foley, William and Frances, House, 1104 Middletown Road, 1998, non-contributing

This 1 ½ story Neo-Colonial house is located on a 10 acre lot at the southeast corner of Middletown Road and Middletown Cemetery Road. The parcel descends from the road to the east, and is mostly an open field. The house has a large setback from the road, and there is a detached garage southwest of the house and closer to the road (A), as well as two identical small sheds on either side of the house (B and C). There are also the remains of a schoolhouse foundation at the northwest corner of the property (D), adjacent to the road. The three-bay wide

symmetrical house has a rectangular footprint oriented parallel to the road, a concrete foundation, clapboard siding, a side-gable asphalt-shingle roof, an off-center interior brick chimney at the rear roof slope, three gabled front dormers, and a deep hipped-roof porch that wraps around the front elevation and both gable end walls.

The front elevation has a centered wood paneled door and tall nine-over-nine windows at each end of the wall. There is also a small multi-pane triangular-arched window adjacent to the door. At the south gable wall, there is a bay window containing nine-over-nine windows, and at the right end of the porch, there is enclosed living space. The dormers have open-eave roofs, and the center dormer is larger than its flanking dormers. The center dormer has a multi-pane triangular-arched window flanked by multi-pane vertical windows. The other dormers have six-over-six windows. The gables each have paired multi-pane casement windows. The porch has large square posts. On each side of the house, there are two tiny matching pyramidal-roofed detached sheds.

The house was constructed in 1998 and is non-contributing due to its age. The property was historically the location of Dr. Amos Fisher's office. Amos Fisher (1760-1807) was one of the first settlers of Grafton, arriving in 1780. He was the town's first doctor, and built the office at this location about 1798. After Fisher's death, the building may have remained standing for a while, but by 1824, the parcel had become part of the farm across the road (now divided between properties # 4 and 9). No structure appears in this location on the 1856 map, and nothing was built here until the subject house was constructed. A 1932 deed for the property notes that this property was used for growing crops.

A. Garage, 1998, non-contributing

This detached garage is located southwest of the house and sits quite a distance from the house, closer to the road. It faces east toward the rear of the property, and has a rectangular footprint oriented parallel to the road, a concrete foundation, T-111 plywood siding, a side-gable standing-seam metal roof with an offset ridge and a large overhang over the garage bays, four garage doors, and a small four-pane square window in each gable. The garage was constructed in 1998 and is non-contributing due to its age.

B. Shed, c.1998, non-contributing

This small shed is one of a pair of pyramidal-roofed, clapboarded structures that flank the house. Asphalt shingles cover the roof and a small 6-pane sash marks the north end of the street façade. It was constructed c. 1998 and is non-contributing due to its age.

C. Shed, c.1998, non-contributing

This small shed is one of a pair of pyramidal-roofed, clapboarded structures that flank the house. Asphalt shingles cover the roof and a small 6-pane sash marks the south end of the street façade. It was constructed c. 1998 and is non-contributing due to its age.

D. Foundation of Brick Schoolhouse, early 19th century, contributing

Located at the southeast corner of the intersection of Middletown Road and Middletown Cemetery Road, this stone foundation was the underpinning of an early brick district schoolhouse.

6. Park, Charles and Louise, House, 1246 Middletown Road, 1976, non-contributing

This 1 ½ story wood framed Neo-Colonial house is located on a 5-acre lot at the northeast corner of Middletown Road and Middletown Cemetery Road and has a large setback from the road. Most of the property is open, including a field enclosed by stone walls north of the house. There is a small shed south of the house (A). The house is oriented parallel to the road and has a Cape Cod type main block and a small side wing. There is a concrete foundation, vinyl siding, a side-gable asphalt-shingle roof with boxed cornices, and a parged interior chimney near the ridge and north end of the east roof slope.

The five bay wide main block has a recessed centered entry containing a paneled wood door, and regularly-spaced six-over-six windows with louvered shutters. The two bay by two wing projects south from the south gable wall of the main block, and is set back from the front and rear elevations of the main block. It has two six-over-six windows at the front elevation, and a wood door with a multi-pane upper light and paired multi-pane casement windows at the south gable wall. The house was constructed in 1976 and is non-contributing due to its age.

The house was constructed in the location of the c. 1795 store originally owned by William Hall, Jr., and John Wheeler and later owned by Nathan Wheeler and John Barrett. Barrett opened his own store in Grafton village in 1816, and Henry Bernard became Wheeler's partner. The store closed in the late 1830s, was dismantled in 1843, and its structure was used to build a house at the south end of Middletown Road. No other buildings were built on the property until the subject house was constructed. The site may contain historic archeological remains related to the store.

A. Shed, c. 1990, non-contributing

This one-story wood framed detached shed is located southwest of the house, closer to the road than the house. It has a rectangular footprint oriented parallel to the road, a concrete foundation, vertical board siding, an open-eave overhanging standing-seam metal gabled roof, a "Dutch" door at the right end of the rear (east elevation), and a vertical-board door at the left end of the south gable wall. The shed was constructed about 1990 and is non-contributing due to its age.

7. Pettengill, Peter and Hannah, House, 1884 Middletown Road, c. 1820, contributing

This 2 ½ story Federal style Georgian plan brick house is located on a 28 acre parcel that straddles the north end of Middletown Road. The house is on the west side of the road, has a moderate setback from the road, and faces south, sitting askew to the bend in the road. There is a barn across the road from the house (A). Both the house and barn are located on flat areas of the property, but most of the property is hilly. At the north end of the property, on both sides of the road, the land is wooded, steeply descends to the north, and is bounded by the Saxtons River. West and south of the house, the land ascends and there is a large field west of the house. East of the barn, there is a large flat field, and south of the barn, there is a separate hilly field. The fields are surrounded by woodland.

The house consists of a symmetrical five bay by three bay brick main block, a small 1 ½ story wood framed rear ell, and an attached wood framed garage behind the ell. The main block has a granite block foundation, a mixture of seven and ten course common-bond brick walls, a side-gable slate roof with boxed cornices, and four matching interior brick chimneys that are paired on either side of the roof ridge. Architectural trim includes a heavily molded cornice and cornice returns, a segmental blind arch surrounding the centered front entry, segmental blind arches at the first story window openings and at the second story gable end window openings, stone window

sills, and stone window lintels at the second story of the front elevation. The front entry has a six-panel wood door and raised, multi-pane, half-length, two pane wide sidelights, and there are regularly-spaced twelve-over-twelve wood windows. The main block is identical to another house in the historic district (#2), except the other house only has a blind arch at the front entryway.

The two bay wide ell projects off-center on the rear eaves elevation of the main block, and has a small setback from the east gable wall of the main block. It has a fieldstone foundation, clapboard siding, and a standing-seam metal gabled roof. The east elevation has an eight-over-twelve wood window and a former carriage bay infilled with T-111 plywood siding and a wood door with a single-pane upper light. The two bay by two bay garage projects north from the north gable wall of the ell and faces north. It has clapboard siding, an open-eave standing-seam metal gabled roof, and two paneled overhead garage doors at the north gable wall. Above this, in the gable, there is a six-pane window. The east elevation has an eight-over-twelve wood window and a wood door with a nine-pane upper light.

The main block was constructed about 1820 from bricks produced at a brickyard across Route 121 from the property. The ell appears to date to the nineteenth century, and the garage was a shed that was converted in the late twentieth century. Federal style features of the house include the five bay wide, two-story, side gable, symmetrical massing, the minimal architectural ornamentation, the relieving arches, the centered doorway with sidelights, and the regularly-spaced multi-pane windows. The house is an excellent and intact example of the Federal style. One of the bedrooms was featured Herbert Wheaton Congdon's 1963 book *Early American Homes for Today*.

The house was constructed for Peter and Hannah Pettengill. Hannah Pettengill (1769-1842) was a daughter of David Stickney, one of the first settlers of Grafton. Stickney acquired Lot 9 in the 8th range of Grafton's surveyed lots in 1789, which includes this property, and lived in a farm on the subject property until his death in 1807. That year, the farm was acquired by the Pettengills, who had been married in 1798. Peter Pettengill (1769-1857) was from Salem, New Hampshire, and came to Grafton in 1787, when he was 18 years old, with Grafton's first permanent minister, the Rev. William Hall. Peter Pettengill became a successful farmer and surveyor. The bricks for the house came from the Pettengills' son Abbott's brickyard, as mentioned above.

The 1850 census reveals that Abbott Pettengill and his family, including his wife Martha, were living in the house with his father, who lived to the age of 88. Abbott also owned a large parcel of land north of the Saxtons River, and the agricultural census of 1850 shows that he owned 280 acres of land total, 230 of which were "improved" for farming. Pettengill had 150 sheep, one of the largest flocks in Grafton at the time. In 1851, he subdivided a small parcel of the property located at the southeast corner of Middletown Road and Route 121 and sold it to the Grafton School District No. 3, so that a new schoolhouse could be built for the Middletown Road area children.

In 1855, Abbott and Martha Pettengill sold the property, which at that point was 120 acres, to Thomas J. and Elizabeth J. Williams. This included a parcel north of the Saxtons River and east of Putnam Forest Road, but did not include the flock of sheep as revealed in the 1860 agricultural census. In 1865, the Williamses sold the property to Rodney Clough, who moved here from the nearby town of Andover with his wife Elvira and children. Clough was a diversified farmer, maintained 100 of the 120 acres as improved farmland, and had a flock of 50 sheep in 1870. The 1884 *Windham County Gazetteer* reveals that he also had a 200-tree stand of sugar maples.

In 1885, the Cloughs sold the property, which was then sold in 1887 to Ella Davis of the nearby town of Townshend. It is unclear if she ever lived on the property, and by the end of the century, the farm was rented by William Dompier and his wife Anna and children. After Davis' death in 1899, Dompier acquired the property. In 1921, the Dompiers sold the farm, and in 1923 it was purchased by Charles and Ruby Record of New Hampshire. The Records owned the farm for ten years, and then sold it to Cornelia Starr of Maryland, who may have used it as a vacation home with her husband Nathan.

In 1942, while living in Florida, the Starrs sold the property to Roy and Mabel McLean, who moved there from Michigan and were farmers. The McLeans had a herd of 40 cows, and maintained 35 acres of open farmland. This farmland included cropland and an orchard on the east side of the road, and pastures on the west side of the road, south of the house and east of the barn. Although the crops and orchard are now gone, the fields they stood in remain. In 1946, the barn was updated and enlarged with the extant side addition. Improvements in the barn included an "insulated stable, a silo, two box stalls…and is fitted complete with 33 stanchions, water bowls, automatic blower ventilation and a 100 ton hay loft."

Despite the apparent success of the farm during the 1940s, the McLeans sold the dairy herd and all of the dairying equipment in 1951, perhaps due to the news that expensive bulk tanks would soon be required on all dairy farms in Vermont. The McLeans then sold the farm in 1958 to a real estate investor, Hardy Merrill. Merrill subdivided the property, retaining 48 acres of the farm on the south side of the river. He then resold it that year to Jay and Florence Karpin, who moved to the property from New York, and raised their children there. In 1976, the Karpins sold the property to Lorraine Kennedy, who moved there from Florida. She died in 2009.

A. Barn, c. 1875, 1946, contributing

This large 1 ½ story wood framed barn is located across the road from the house and has a moderate setback from the road. It is comprised of a front-gable barn with a gabled rear addition, and a wide shed-roofed addition that spans the south eaves elevation. The rear addition shares eaves elevations with the main barn, and the side addition shares gable end walls with the main barn.

The barn is generally oriented east-west, faces the road, and has a fieldstone foundation, clapboard siding, a standing-seam metal roof, and a metal ridge ventilator. Architectural trim is limited to flat-stock cornerboards and window and door casings. The front gable wall has a centered double-leaf rolling vertical-board barn door, paired six-pane windows to the right of the door, and two regularly-spaced six-pane windows in the gable. The front wall of the side addition has two sets of double-leafed vertical-board barn doors. The north eaves elevation of the barn has two stall windows, one six pane and one four pane, at the rear addition, and one eight pane window at the left end of the main section. The south elevation of the side addition is spanned by a ribbon of nineteen six-pane windows. The east elevation of the side addition has a paneled pedestrian door protected by an open-ended vestibule that leads to the concrete foundation of the former silo. To the right of the vestibule, there are paired six-pane windows that span the juncture of the main barn and side addition. To the left of the vestibule, there is a six-pane window and a vertical-board door. The east gable wall of the rear addition of the barn has a centered double-leaf rolling vertical-board barn door. To the left of this door, there is a vertical-board door, and to the right of the door, there are two six-pane windows. At the peak of the gable, there are paired six-pane windows.

The main section of the barn appears to date to about 1875, and the rear section may have been added by the end of the nineteenth century to accommodate a growing dairy herd. In 1946, the

side addition was constructed as a milking parlor, along with the silo that once stood behind the side addition. This round silo remained standing until 2008, when it was damaged in a wind storm and then dismantled. Otherwise, the barn is in good condition.

8. Middletown Cemetery, Middletown Cemetery Road, c. 1790, contributing

This approximately one acre cemetery is located at the end of and on the south side of Middletown Cemetery Road. It is enclosed by stone walls and gently descends away from the road and to the west. The gravestones are generally arranged in rows perpendicular to the road, except for some of the oldest stones, which are scattered along the almost empty west side of the cemetery. There is a wide variety of gravestone materials, shapes and sizes, and the oldest stones have disappeared or are almost completely eroded. Nineteenth century stones are made of slate, stone, and marble, and are mostly flat slabs, with only two obelisks and no monuments. The cemetery officially opened in 1790, and it is still available for burials.

9. Park Farm, 26 Woodchuck Hill Road, c. 1820, contributing

This 215 acre farmstead surrounds the intersection of Middletown Road and Woodchuck Hill Road. The farmhouse sits at the northwest corner of this intersection, an equipment shed sits north of the house (A), and most of the agricultural buildings, which include a chicken house (B), a horse barn (C), a sheep barn (D), and a large dairy barn (E), create a row of structures across Middletown Road from the farmhouse. A stone spring (F), well (G), and stone culvert (H) are also found on the property. The farmstead consists of a 65 acre parcel that surrounds the intersection and was part of a 110 acre historic parcel, plus an additional parcel that has been added to the farmstead, 150 acres south of and abutting the historic farm, on the west side of Middletown Road. The 65 acre parcel and historic house, farm buildings, spring, well and a stone culvert were listed on the National Register on August 4, 2003. It is an excellent example of a nineteenth century farmstead.

The 215 acres are comprised of several pastures and hay fields defined by stone walls, in addition to woodlands. One field ascends a hill north and west of the farmhouse, and levels out farther west along Woodchuck Hill Road. This field is lined at the north edge by a row of sugar maples, and there is a small orchard north of the house. There is also a large pasture set within a valley east and south of the agricultural buildings, which provides a sweeping vista visible from Middletown Road. There are hay fields south of the farmhouse that abut Middletown Road,

which were the one-time locations of at least two houses, Grafton's first meeting house, and the village common(#13). Woodlands are located at the northern, eastern and western fringes of the property.

The 1 ½ story wood framed farmhouse faces south toward Woodchuck Hill Road and consists of a Cape Cod main block, a side wing, and a small attached barn. The five bay by four bay symmetrical house has a rectangular footprint oriented parallel to Woodchuck Hill Road, a granite block foundation, clapboard siding, a side-gable standing-seam metal roof with boxed cornices, and a large brick centered chimney located near the ridge on the south roof slope. Architectural trim includes small cornice returns, cornerboards, fascia boards, gable rakes, and flat-stock window and door casings. The centered front entry has a paneled wood door with a small upper vertical light and a multi-pane transom, and the front and east elevations have regularly-spaced twelve-over-twelve wood windows and louvered shutters.

The wing has a rectangular footprint oriented parallel to Woodchuck Hill Road, projects west from the west gable wall of the main block, and is set back from the front elevation of the main block. It has a concrete block foundation at the front, a stone foundation at the rear, clapboard siding, and a side-gable standing-seam metal roof. The south elevation has, from left to right, a square two-pane window, a paneled wood door, a two-over-two wood window, a paneled wood door with a small vertical upper light, and two two-over-two wood windows. The right door is protected by a gabled hood.

The 1 ½ story barn is narrowly attached to the south corner of the west gable wall of the wing, and is accessed from the wing via a shed at the rear of the barn. It faces south toward Woodchuck hill Road, and has a rectangular footprint oriented perpendicular to the road, a stone foundation, clapboard siding at the south gable wall and east elevation, T-111 plywood siding at the west elevation, board-and-batten siding at the north gable wall, and a front-gable asphalt-shingle roof. Architectural trim is limited to cornerboards, gable rakes, and flat-stock door trim. The front gable wall is spanned by a rolling barn door track, which holds a single barn door with cross braced panels, and near the right end of the east elevation there is an open wagon bay.

The farmhouse was constructed about 1820, and the wing and attached barn may date to the 1830s. If the structures do date to this time period, and were connected by the 1830s, this is an early example of continuous architecture. The house and barn originally had wood shingle roofing. The wing was originally mostly an open shed (partly a woodshed), with enclosed living

space adjacent to the main block, and the barn historically had vertical-board siding. Sometime between 1906 and 1910, two porches with Queen Anne turned posts were added to the house: a one-bay entry porch at the front door, and a four-bay porch at the right end of the wing, the wing was converted to completely enclosed living space, and the barn was converted to a carriage shed, resided with clapboards, and a shed addition was built spanning the east elevation. The porches and shed addition to the barn were removed in the 1950s.

The farmhouse is a good example of a Cape Cod type house and is the only intact house of this type in the historic district. Cape Cod features include the five-bay wide, 1 ½ story symmetrical side-gable massing, low kneewall, transom window, regularly-spaced twelve-over-twelve windows, spare architectural trim, and center chimney. The house is in very good condition.

The house was constructed for Nathan and/or Jonathan Gibson, Jr., brothers, and was on land originally developed by their father, Jonathan, Sr. Jonathan Gibson Sr., moved to Grafton from Fitchburg, Massachusetts, after serving in the Revolutionary War. In 1785, he acquired the 120 acre Lot 9 in the 7th Range of Grafton's surveyed lots, and built a house at the southwest corner of Middletown Road and Woodchuck Hill Road, opposite the extant house. Gibson also built a tavern south of this house, which was one of Grafton's first taverns. These buildings were removed by the mid nineteenth century. In 1795, Jonathan Sr. subdivided the lot, selling off a total of ten acres of land, some of which became the location of the first store in Middletown, first operated by John Wheeler and William Hall, Jr. (at the northeast corner of Middletown Road and Middletown Cemetery Road), and John Wheeler's house, which stood across Middletown Road from the store. The latter stood on what his now part of the subject farmstead.

In 1833, the property was sold to farmer Joel Whipple, and then in 1840 it was sold to Calvin Oak, who lived elsewhere in Grafton and was a gunsmith. In 1842, Oak sold the 110 acre farm to John Avery Park, starting a long history of Park ownership of the property. John A. Park (1811-1882) lived on the farm with his wife Eleanor and their numerous children. Park was a stock dealer, grain merchant, and hardware merchant, and successful diversified farmer. According to the 1850 agricultural census, Park also had 129 sheep, which was a larger than average number for Grafton at the time. There are several apple trees on the property that could date to John Park's tenure.

In 1858, John A. Park moved west and the farmstead was sold to Park's 21 year old nephew Isaac Leonard Park, shortly after his marriage. Isaac Park (1837-1908) and his first wife Sylvania

raised a large family there. Sylvania died about 1870, and Isaac then married his second wife, Louisa. Park maintained the diversified farm, but the sheep herd was reduced to 65 by the time of the 1860 agricultural census, and then to 50 by the time of the 1870 agricultural census. Park also sold off some of the acreage of the farm, reducing it from 115 acres in 1860 to 90 acres in 1870. However, the situation for the farm improved during the 1870s, when the land parcel was increased to 200 acres, new farm buildings were constructed, and the sheep herd was increased to 67.

After fifty years of ownership, Isaac Park sold the farm to his son Charles L. Park, Sr., in 1908. Charles Park (1867-1945) renamed the property "Brook Farm," and lived here with his wife Hattie and family. Charles Park was also a successful farmer. (Charles' son Avery later lived just down the road, on former farmland that is now partly owned by the current owners of the subject property.) In 1914, the subject property was sold out of the family to Henry Lake, who lived at the farm with his family, and maintained a dairy operation. His son Henry, Jr., took over the farm in the 1940s, and his parents moved elsewhere in town. Henry Jr. built a detached concrete milk house in front of the sheep shed in the 1940s; the milk house is no longer standing.

In 1958, the farm was sold back into the Park family, to Charles Park's granddaughter Ann Kuulsula and her husband George. In 1962, the property was sold to Ann Kuulsala's father, Charles Park, Jr., and then by Park to his niece (also granddaughter of Charles Park, Sr.) Martha Park Desrochers and her husband Richard in 1966, shortly after their marriage. Martha is an 11th-generation member of the local Park family, and of all the Park farms that once existed in Grafton, this is the only one remaining.

The Desrochers still own the property, and maintain the large open pastures for their two horses. Out of the historic 110 acre farm, 65 acres are now owned by the Desrochers and a subdivided 35-acre parcel lies northeast of the farm on the east side of the road. In the 1980s, the Desrochers acquired a 150 acre undeveloped section of Martha's father's farm that abuts their farmstead to the south. The Desrochers had the Park Farm nominated to the National Register of Historic Places in 2003. The nomination has a more detailed description of the farm buildings and the history of the farm.

A. Equipment Shed, c. 1890, contributing

This small wood framed shed sits north of the house, in close proximity to Middletown Road. It has a rectangular footprint oriented parallel to the road, a stone foundation, clapboard siding, and a corrugated metal open-eave side-gable roof. The front (east) elevation is spanned by two large rolling T-111 plywood doors. The shed was constructed about 1890 and is in good condition.

B. Chicken House, c. 1870, contributing

This small 1 ½ story wood framed shed is located across Middletown Road from the farmhouse in close proximity to the road, and is the southernmost structure in a row of four agricultural outbuildings. It has a rectangular footprint oriented perpendicular to the road, a fieldstone foundation, clapboard siding, a front-gable open-eave corrugated metal roof, and cornerboards, gable rakes, and flat-stock window and door casings. The first story and gable of the front wall each have one horizontal window opening containing paired six-pane wood windows, and the first story also has a vertical-board door. The south elevation has a matching window, and the north elevation lacks fenestration. The chicken house was constructed about 1870 and is in good condition.

C. Horse Barn, c. 1885, contributing

This 1 ½ story wood framed horse barn is located twenty feet north of the chicken house and is also in close proximity to the road. It is a symmetrical Side Hill English Barn, set into a bank, with a rectangular footprint oriented parallel to the road, a fieldstone foundation, clapboard siding, a side-gable open-eave corrugated metal roof, cornerboards, gable rakes, friezeboards, and flat-stock window and door casings. There is a wagon bay centered on the front elevation, which has a double-leaf vertical board door. Flanking this doorway are two vertical window openings, one with a twelve-pane sash over a wood board, and the other lacks a window. Near each end of the front knee wall, there are equidistant square vertical-board doors. The south gable wall has a vertical window opening with a twelve-pane sash over a wood board, and the north gable wall has one four-pane stable window at the first story and a broken twelve-over-twelve window in the gable. The horse barn was constructed about 1885 and is in fair condition.

D. Sheep Barn, c. 1885, contributing

The small one-story wood framed sheep barn is located about thirty feet north of the horse barn, has a small setback from the road, and faces north. It has a rectangular footprint oriented perpendicular to the road, a fieldstone foundation, clapboard siding, and an open-eave corrugated metal shed roof that descends from north to south. The south elevation has three regularly-spaced horizontal window openings containing paired six-pane wood sash. At the right end of the north elevation, there is a vertical-board pedestrian door, and centered about halfway up the wall, there is a square vertical-board door. The sheep barn was constructed about 1885 and is in good condition.

E. Dairy Barn, c. 1840, c. 1885, c. 1930, contributing

This large 1 ½ story two-section wood framed barn is located about fifty feet north of the sheep barn and is the northernmost structure in the row of agricultural outbuildings. It is in close proximity to the road and faces the road. The two sections of the barn, which are comprised of two separate equally-sized barns that were later attached, create a long rectangular footprint oriented perpendicular to the road. There is also a historic silo located at the south elevation where the two sections meet.

The barn has a fieldstone foundation, clapboard siding, a front-gable open-eave corrugated metal roof, cornerboards, gable rakes, friezeboards, and flat-stock window and door casings. The front gable wall has an off-center double-leaf rolling vertical-board barn door. The south elevation has, from left to right, a six-pane window, two horizontal window openings containing paired six-pane sash, a vertical-board pedestrian door, two more horizontal window openings containing paired six-pane sash, three square multi-pane windows, a vertical-board pedestrian door, and two horizontal window openings containing paired six-pane sash. At the left end of the knee wall, there is a small vertical-board hay door. The north elevation has a vertical-board pedestrian door at the east section and two six-pane windows at the west section. The round silo is located in close proximity to the barn and has wooden stave siding secured with metal bands and an overhanging gabled standing-seam metal roof that extends north to meet the barn roof.

The west section of the barn was constructed as a south-facing English Barn in the 1830s or 1840s, and the east section was also constructed as an English Barn, about 1885, and was historically located about three feet east of the east gable wall of the first section. The silo was added about 1908. About 1930, the two barns were joined (by moving the eastern barn), the

western barn was converted to a front-gable barn facing the road, and its roof was raised to meet that of the adjoining barn. The barn now houses two horses, and is in fair to good condition.

F. Spring-Fed Well, early 19th century, contributing

This stone-lined well used to feed a wooden water tub in the barnyard across the road through pipes. The round well of laid stones is 24" across and 4' deep with a large flat stone cover.

G. Well, c. 1780, contributing

This round well of laid stone is 30" across and 10' deep with a large flat stone as a cover. It was likely built in association with Jonathan Gibson's c. 1780 house and c. 1790 tavern that once stood on the site. The present owners added a small wooden stand with a pump.

H. Stone Culvert, c. 1800, contributing

The culvert is 4' wide, 4' high and 16' long and is made entirely of dry laid field stones. The road is carried by very large flat cover stones. The culvert carries a small brook under Woodchuck Hill Road southwest of the Park farmhouse (#9).

10. Hall-Putnam-Joslin-Edson-Culver House, 224 Woodchuck Hill Road, c. 1790, contributing

This 2 ½ story wood framed Federal style Georgian plan house is located on Woodchuck Hill Road, which is a dead end road. The house sits north of the road on a knoll, faces south, and there is a former barn across the road from the house (#10A) and an auxiliary house (#10B) at the dead end. Most of the 180 acre property is wooded and hilly, and there is a sloping field south of the house, and one flat field south of the barn. The house consists of a main block, a two-story connector that attaches the house to a 1 ½ story side wing, a garage attached to this wing, and a large porch off the other end of the main block, creating one long row of attached structures.

The symmetrical five bay by four bay main block has a rectangular footprint oriented east-west, a granite block foundation, wide clapboard siding, a side-gable asphalt-shingle roof with boxed cornices, and two large interior brick ridge chimneys near each gable end. The centered front entry is slightly recessed and has a flat-stock enframement, a molded cornice with a bed molding,

and a paneled wood door flanked by 2/3 height multi-pane sidelights over paneled bases. Other architectural trim includes cornerboards, bed moldings, cornice returns, gable rakes, and flat-stock window casings. The house has regularly-spaced twelve-over-twelve wood windows, including a triplet of windows in the west gable. At the east gable wall, there is a large centered flat-roofed bay window lined with single-pane window units.

The two-story connector projects west from the left half of the west gable wall of the main block. It has wide clapboard siding at the first story, wood shingled siding at the second story, a full-façade recessed porch with two archways, and an asphalt-shingle side-gable roof. There is a triplet of large multi-pane windows centered on the first story comprised of a horizontal window flanked by vertical windows, and a door leads from the porch into the west gable wall of the main block. The second story has two sets of regularly-spaced paired multi-pane sliding windows.

The 1 ½ story three bay by two bay wing projects west from the west gable wall of the connector, and its front elevation is in the same plane as the front elevation of the main block. It has a rectangular footprint oriented west-east, a concrete foundation, wide clapboard siding, a side-gable asphalt-shingle roof with boxed cornices, and flat-stock cornerboards, gable rakes, and window and door casings. The front elevation has three regularly-spaced six-over-six wood windows, and the west gable wall has paired multi-pane casement windows at the first story and paired four-pane windows in the gable.

The garage projects west from the left side of the west gable wall of the wing and sits slightly askew to the wing. It has a rectangular footprint, a concrete foundation, wide clapboard siding, a front-gable asphalt-shingle roof with boxed cornices. The front gable wall faces west by southwest and has an overhead wood paneled garage door with a row of square lights. The south elevation has a six-over-six wood window and a wood paneled pedestrian door.

The large three bay by two bay porch projects east from the right end of the east gable wall of the main block and is offset to the rear of the main block. It has a rectangular footprint oriented west-east, a fieldstone veneer foundation, large square posts between shallow segmental arches, wide clapboard siding in the gable, a wood railing with square balusters, and a side-gable open-eave asphalt-shingle roof.

The main block was constructed about 1790, and originally had twelve-over-twelve windows and narrower clapboards typically found on older buildings. The other sections of the house date to the 1970s, which is also probably when the main block was updated with the wide clapboards and new twelve-over-twelve windows. The porch replaced a long wing that had wood shingle siding and was 1/3 living space and 2/3 shed, with a barn door at the right end of the front elevation. The house is in very good condition, is a good example of a Federal style house, and is one of the oldest houses in Grafton, and the oldest in Middletown. Federal style features include the five bay wide, two story side-gable massing, symmetry, centered doorway, regularly-spaced windows, and minimal architectural ornamentation.

According to local histories, the house was constructed for Grafton's first permanent clergyman, the Reverend William Hall, in 1790. However, the property was owned by Nathaniel Dumbolton at the time, and it is likely that he was responsible for the construction of the house. It is possible that he rented the house to Hall, until Hall purchased the property in 1793. At this point, the property was 150 acres. Rev. William Hall (1744-1823) was born in Methuen, Massachusetts, and moved to Grafton from Salem, New Hampshire in 1787 or 1788. He served the Congregational Church from 1788 to 1814. His first wife Frances died in 1790 and he remarried to Susan in 1792, and had several children with both wives.

After the c. 1792 or 1793 meeting house opened on Middletown Road, Rev. Hall reportedly decided to move closer to the meeting house and traded properties with Edward Putnam, who lived just south of the meeting house (now part of Property #4 and 9), so that he could live closer to the meeting house. In November of 1793, Hall indeed sold the subject property to Putnam and purchased Putnam's property. Edward Putnam (1755-1843) was one of the first settlers of Grafton, moving there from Winchendon, Massachusetts, in 1780 with his father Miles and his older brother Aaron.

Edward Putnam sold the subject property to Daniel Joslin in 1807. At this point, the property had been reduced to 120 acres. Joslin lived on the farm with his family, including his son Josiah, to whom he sold a half-interest in the property in 1820. In 1826, Daniel Joslin sold his interest in the property to local merchant John Barrett, and in 1830, Josiah Joslin sold his interest in the property to Barrett. Barrett lived in Grafton village, so either rented the farm out or used it himself as farmland. In 1842, Barrett sold the property to farmer Thomas Howard, who moved there with his wife Eliza and their children. Howard was a diversified farmer, with an average

crop production and a small number of livestock. He added the strip of land that is now the eastern section of the property.

In 1854, the Howards sold the property to farmer Francis L. Edson, who was the grandson of one of the first settlers of Grafton and its first physician, Amos Fisher. Edson (1815-1892) lived on the farm with his family, including his wife Mary and parents Loring and Anna. In 1860, Edson had an average crop production and small number of livestock, but by 1870, he had a flock of 96 sheep, a high number for Grafton, and in 1880, he had 155 sheep, which was one of the largest flocks in town, at a time when most farmers did not have any sheep. The 1884 *Windham County Gazetteer* also notes that Edson had a sugar maple "orchard" of 200 trees.

In 1893, after Francis Edson's death, the property was sold to Charles Culver (1835-1925) and his son Adin (1861-1947). They lived on the farm with their families. Charles Culver reportedly had a cobbler shop in the house, and Adin's son Allen operated a blacksmith shop on the property and was listed in the local business directory as a blacksmith in 1931 and 1932.

In 1938, after the house had been allowed to fall into disrepair, Adin Culver sold the property to A. McIntyre and Mary Strong of New York City, who probably rehabilitated the house and used it as a vacation home. They also added 63 acres to the west end of the parcel. In 1959, the property was sold to Harry McKeige of Brooklyn, who moved to the property with his wife Elise. In 1964, the property was sold to Francis and Anne Gabriel, the parents of the current owner, and in 1969, the house was converted to the Inn at Woodchuck Hill Farm, which it remains to this day.

A. Barn/Guest House, c. 1850, c. 1970s, non-contributing

This 1 ½ story converted English Barn is located across the road from the house and faces east toward a flat field. It has a small wing that is built into the steep bank, and which fronts the road. The main section of the barn has a rectangular footprint oriented perpendicular to the road, and an octagonal modern detached tower at the right end of the west eaves elevation. The barn has a foundation concealed by wood boards, board-and-batten siding, a side-gable open-eave standing-seam metal roof, an exterior chimney enclosed with wood boards at the north end of the ridge, and an exterior stuccoed chimney at the south gable wall.

The centered barn door bay has been infilled, but one leaf of the rolling vertical-board barn doors remains over half of the opening. The other half has paired sliding glass doors with transoms. To the left of this, there are two sets of paired sliding windows, and to the right, there is one set of paired sliding windows. At the right end of the knee wall, there are another two sets of paired sliding windows. The south gable wall has paired sliding glass doors next to a double-hung leaded glass window, and in the gable, there is a bank of four sets of paired sliding windows under two large transoms. The two-story tower has a bell-cast roof and paired and individual casement windows. The wing has a concrete foundation, board-and-batten siding, a standing-seam metal roof, and at the north gable wall, which faces the road, there is a barn door bay that has been infilled with sliding glass doors. To the right of the door, there is a six-over-six modern window.

According to the website for the Inn at Woodchuck Hill farm, the barn is an early 1800's reassembly of a dismantled barn from the nearby village of Houghtonville, and on the subject property, it originally stood 100' west of its current location and was moved to its current location in the 1950s. A stone wall marks the original location. From 1969 to the 1980s, the barn was used as an antiques shop, and in the 1970s, its current appearance was created with a comprehensive renovation in order to convert it to a guest house. The barn is non-contributing due to these alterations.

B. House/Barn, c. 2000, non-contributing

This contemporary house with attached barn was constructed as an owner's residence for the Inn. The L-plan clapboarded house has a 1 ½ story main block with a gable roof with asphalt shingles, three south facing gabled dormers, paired multi-paned windows, a multi-paned tripartite picture window, and an enclosed porch with roof deck. The basement level is exposed above grade on the south. The 1 story ell has a recessed open porch at the far end where it attaches to the barn. Rough sawn board and batten siding, a sheet metal gabled roof, large cupola, several roundtop windows, and two garage bays with overhead doors detail the two story barn. A second story deck and one story timber-framed open shed extend from the sides. The structure is non-contributing due to age.

11. School District No. 3 Schoolhouse, 2063 Houghtonville Road, 1856, contributing

This 1 ½ story wood framed Greek Revival former schoolhouse is located at the southeast corner of Middletown Road and Houghtonville Road (Route 121) and faces Houghtonville Road. It sits on a small flat lot that backs up to steep wooded hillside, and near the schoolhouse, there is a detached shed (A). The symmetrical three bay by three bay schoolhouse has a rectangular footprint oriented perpendicular to Houghtonville Road, a granite block foundation, clapboard siding, a front-gable asphalt-shingle roof with boxed cornices, an exterior brick chimney at the ridge of the rear gable wall, and a modern belfry.

Architectural trim includes cornerboards, friezeboards, cornice returns, wide gable rakes, and flat-stock window and door casings. The centered front entry is within a large opening enframed with a peaked lintelboard. The opening is partially infilled with clapboards, and contains a four-panel wood door. Flanking the door are two-over-two wood windows, and in the gable there are two four-pane windows. The side elevations have regularly-spaced two-over-two wood windows. The square belfry sits near the front gable wall and has corner pilasters, clapboard siding, upper single-pane horizontal windows, and a pyramidal asphalt-shingle roof.

The schoolhouse was reportedly constructed in 1856 and is in very good condition. It is a good example of a one-room Greek Revival schoolhouse. Greek Revival features include the front-gable orientation, classical trim including wide gable rakes, and peaked lintelboard. The building originally did not have any windows in the front gable wall, and the entryway enframement probably originally contained double-leaf doors. The altered doorway configuration and two-over-two windows could date to the late nineteenth century.

Grafton was divided into school districts in 1788, and School District No. 3 encompasses all of the Middletown Rural Historic District. Classes were reportedly first taught in Middletown in a barn on Property #2, possibly by the end of the eighteenth century. A brick schoolhouse was constructed in the early nineteenth century on Middletown Road just south of Middletown Cemetery Road. It is no longer standing, but its foundation (#5D) remains intact and is clearly visible from the road.

In 1851, Abbott Pettengill (#7) sold the land for the extant schoolhouse to the school district for ten dollars, and the schoolhouse was constructed no later than 1856. The school was known as Solomon's Temple, because at a town meeting, after much debate over the location of

Middletown's second schoolhouse, a tie vote was broken by a man named Solomon. It is unclear when the school closed and the children began attending the school in Grafton village, but it was sometime between 1937 and 1946. The schoolhouse parcel became part of the farm at Property #7 once again in 1946, and may have been a home for a farmhand after that. In 1962, it became a separate parcel after the farm was subdivided, and has remained a residence since then.

A. Shed, c. 1950, contributing

This small one-story shed sits east of the schoolhouse and has a large setback from the road. It faces east and has a rectangular footprint oriented parallel to the road, a fieldstone foundation, novelty siding, and an open-eave front-gable corrugated metal roof. There is a double-leaf door with X-pattern braces at the left end of the front gable wall, and a small square window at the left end of the north eaves elevation. The shed was constructed about 1950.

12. Town Pound, Middletown Cemetery Road, c. 1808, contributing

The roughly square, approximately 45' x 45' pound is made with dry laid fieldstone walls and is notable as a survivor of the original c. 1800 village settlement in Middletown. The walls are deteriorating and falling apart in places. Trees are growing up in the center of the site. Nonetheless, it remains an excellent example of a rare property type in Vermont where most pounds have disappeared.

13. Village Common, Middletown Road, c.1790, contributing

The polygonal former Village Common is enclosed with dry laid fieldstone walls and measures 310' along the road, 161' along the north wall, 227' along the south wall, and 332' along the back wall. It is currently open and grassy. Originally, the town's first meetinghouse stood on the common.

Statement of Significance

Middletown was Grafton's first village and like many early settlements in Vermont, it was located on a hill in the center of town. The Middletown Rural Historic District is an excellent example of an early hill town settlement, with a sparsely-settled collection of Federal Georgian plan and Cape Cod farmhouses, a cemetery, a pound, the former village common, the foundation of an early school, and rural open space demarcated by old stone walls, which represent the architecture and landscape of the late eighteenth and early nineteenth century period of Middletown, the time of its heyday. After fading as the town's economic center by the 1830's, Middletown remained a farming community for over a hundred years. In the early 20th century, it came to represent another trend - population by seasonal residents, who took pride in restoring and preserving the District's early Vermont architecture, for themselves and visiting tourists. Nine of the thirteen primary resources in the village contribute to its significance, and eight of these resources are particularly old, dating to the late eighteenth century or early nineteenth century. There is also a farm complex that retains five intact nineteenth century agricultural outbuildings. The period of significance of the historic district is c. 1790-1960, which begins with the estimated construction date of the oldest surviving building, and ends fifty years ago, the most recent year allowed under National Register guidelines. The 1950s were also the last decade that there were active farms in Middletown. The historic district meets National Register Criterion A for its representation of patterns of town development, and Criterion C as an excellent example of an early and intact rural Vermont hamlet with fine examples of Federal period architecture. The historic district is significant at the local level.

Middletown was settled as Grafton's first village because of its location in the "middle of the town," (thus its name) as well as its hillside location. Settlement in Middletown began about 1780, and by the mid 1790s, a village had developed, including a store, a meeting house, two taverns, a schoolhouse, a pound, a potash works, a tannery, a doctor's office, several farms, and a cemetery. By this time, residences included five farmhouses scattered along Middletown Road, one also used as a tavern, an additional farm on Woodchuck Hill Road, a separate second tavern house, and a store-owner's house. Four of the eighteenth century farmhouses on Middletown Road were replaced with grander homes in the early nineteenth century, and a sixth farmhouse was added about 1831.

By the 1830s, Grafton village, located south of Middletown in the Saxtons River valley, had superceded Middletown as the economic and social center of town, and Middletown lost its only commercial building, the store. The meeting house, however, continued to serve as the primary

location for town meetings until 1857. Since then, Middletown has remained a quiet residential community, with sweeping vistas of open fields lined with stone walls and surrounded by large woodland areas. Although some historic resources have been lost and replaced with new homes, this is to be expected in an eighteenth century hilltop settlement, and enough historic integrity remains to depict the history of the neighborhood.

Like Grafton Village, listed on the National Register of Historic Places on April 7, 2010, Middletown participated in a trend toward seasonal residents beginning around the turn of the 20th century. The State of Vermont actively promoted sale of abandoned hill farms to out of state residents as a means to preserve rural economies and touted the benefits of summer tourism. William F. Robinson points out in his book *Mountain New England* that "New England's tourism ultimately proved the salvation for much of the hill country. By the twentieth century it was the only reason why many areas had not reverted to unpopulated wilderness." Robinson specifically uses Grafton village as an example of a community saved by tourism. Grafton's proximity to the Bellows Falls railroad station allowed this to happen. Historically, visitors could take the train from New York or Boston to Bellows Falls, a short distance away. The construction of Interstate Route 91 in the 1960s, a twenty minute drive from Grafton, made Grafton even more accessible.

The significance of the historic district also lies in its collection Federal and Greek Revival buildings, its combination of wood framed and brick structures, its c. 1790 cemetery, and for its mostly undeveloped rural landscape features such as fields, stone walls, orchards, and woodlands. Also, only one older primary resource has lost its significance due to alterations. The rest remain intact, and only one historic building has vinyl replacement windows.

Grafton received its first charter in 1754, and was originally named Thomlinson after two of the original grantees, John Thomlinson Jr., and John Thomlinson, Esq. It was the last town chartered by Benning Wentworth of New Hampshire prior to the outbreak of the French & Indian War. As in all other Windham County towns, the conditions of the Thomlinson charter were not fulfilled, and a new charter was granted in 1763. Grafton was then surveyed and divided into a grid of 120 acre lots that are identified as "Lot No. X in Range No. Y." The first settler in Grafton, a Mr. Slack, arrived in 1768. He resided in Howeville, one of Grafton's first hamlets, which is now long since abandoned. Three other families arrived about this time, the Hinkleys, Hills, and Waltons, who lived near the Hinckley Brook west of what is now Grafton village. All of these families left after a few years.

According to Hamilton Child's 1884 *Windham County Gazetteer*, Grafton's first permanent settlers arrived in 1779 and were Asa Fisher of Hopkinton, Massachusetts, Aaron Putnam, James Guild and William Parkhurst of Winchendon, Connecticut, and Thomas Kinney of Marrowfield, Connecticut. Aaron Putnam moved to Grafton with his father Miles and his brother Edward, and Edward Putnam was probably Middletown's first resident. Town records were first kept in 1782, and the first town meeting was held in 1783. The first burial took place in 1780, possibly on the plot that by 1790 officially became the Middletown Cemetery (#8). The first birth was recorded in 1783, and the first marriage in 1784. Most of the eighteenth century residents of Grafton were farmers.

As in many of Vermont's early towns, Middletown was settled near the center of the township on a hillside, and was one of numerous hilltop settlements that appeared throughout Vermont in the late eighteenth century. These early villages shared characteristics such as a public common, a meeting house, a pound, a store, and a cemetery. The uplands were chosen instead of river valleys due to the drier air as compared to the damp, swampy river valleys, less frost than the valleys, the trees were easier to clear because they grew at a lower density than in the lowlands and had shallower roots, the drier soil was easier to cultivate, and the uplands contained ideal soils due to the deep duff of deciduous litter. Hosea Beckley noted in his 1846 book, *The History of Vermont: With Descriptions, Physical and Topographical*, that like the first settlers in other mountainous areas, the first Vermont settlers chose the highest location for the center of their town.

Middletown village's cluster of buildings was located on Middletown Road between what is now Avery Park Drive and Woodchuck Hill Road. Other early settlements in Grafton included Howeville, which was located southwest of Grafton village, also atop a hill, and has no remaining above-ground historic resources, and Houghtonville, which survives and is located about one mile northwest of Middletown. Other early settlers lived on farmsteads scattered throughout the hills.

The first houses in Middletown were constructed of logs. The earliest house was probably constructed for Edward Putnam about 1780, and was located on Middletown Road in the field north of Avery Park Drive. Putnam (1755-1843) lived there until 1793, when he switched farms with Rev. William Hall, who lived on Woodchuck Hill Road (#10). About 1785, Jonathan Gibson constructed a house located at what is now the southwest corner of Middletown Road and Woodchuck Hill Road. Gibson (1754-1817) also reportedly built a separate tavern south of the house, and a tannery was constructed on his property on the east side of the road, north of the

extant farm complex on Property #9. Henry Bond probably constructed a house about 1787, which stood on Property #2. He reportedly operated a tavern and store in the house. In the late 1780s, David Stickney built a house on Property #7, and he also reportedly had a tavern. All of these men owned the entire 120 acre lot that their house stood on, and later subdivided the lots. None of these houses remain standing, but they were all replaced in the early nineteenth century with residences that survive intact.

Grafton's first church society, the First Congregational Church of Thomlinson, was organized in 1785 with seventeen members. Services were held by itinerant pastors in various locations, including David Stickney's barn. In 1786, it was voted at town meeting that a meeting house was to be built in Middletown, although this did not occur for several years. In 1788, the Rev. William Hall was hired as the town's first full time pastor, and the citizens voted at town meeting to give Hall 350 tax-free acres of land. (The latter probably did not take place.) William Hall (1744-1823) was born in Methuen, Massachusetts, and moved to Grafton from Salem, New Hampshire, in 1788.

Also in 1788, the townspeople voted to divide the town into school districts and procure sites for a cemetery and pound in Middletown. The pound opened on Middletown Cemetery Road in 1788 with Henry Bond, who lived just to the south, as pound keeper. The extant stone walls of the pound, which are visible from the road, probably date to 1808. The cemetery was officially opened no later than 1790, and remains open for burials to this day. The first classes in Grafton were held in a barn on Henry Bond's property (#2) and were taught by Esther Fisher. Middletown's first schoolhouse was reportedly built on the west side of Middletown Road near the intersection with Middletown Cemetery Road, but there is no primary documentation supporting this.

The first framed house (#10) in Middletown is still standing. It was constructed about 1790 (when Grafton's first sawmill opened) on Woodchuck Hill Road. It was built either for Nathaniel Dumbolton or Rev. William Hall. Hall occupied the house no later than 1793, when he purchased the property. The same year, he sold the property to Edward Putnam, as mentioned above. Hall's house on Middletown Road was then known as the "first parsonage."

The 1791 census, the first census recorded in Vermont, documents the population of Grafton as 561 people. By this time, there were three roads in Middletown: Middletown Road, Woodchuck Hill Road, and Middletown Cemetery Road. By this point, there were a few buildings in Grafton village, and probably a trail that led from Grafton village to Bellows Falls on the Connecticut

River. Middletown Road connects Grafton village to Houghtonville Road and points west, plus the road that leads north to Chester. Woodchuck Hill Road connected the center of Middletown directly to Houghtonville, and is now a dead-end road. Middletown Cemetery Road, now a dead-end road, led from the center of Middletown to the "river road" that also connects Grafton village to Houghtonville. What is now called Avery Park Drive probably existed by the early nineteenth century, once led to Hinckley Brook Road, and is now a short dead-end road.

In 1791, Joseph Axtell acquired the 120 lot that now contains Property #1, and built a farm there. After serving in the Revolutionary War, Axtell (1763-1813) had moved to Grafton from Grafton, Massachusetts, with his parents. The year he moved to Middletown, he was given the honor of changing the town's name from Thomlinson to Grafton. This occurred when the residents decided that the town should be named after their own hometown in Massachusetts or Connecticut, and the name was offered at auction to the highest bidder. Joseph Axtell was the winning bidder, and he reportedly paid "five dollars and a jug of rum" to name the town Grafton after his hometown in Massachusetts.

Axtell also constructed Middletown's meeting house, which was finally built in 1792, after a period of fundraising through the sale of pews. Axtell was paid with wheat as well as cash. The meeting house was built on the west side of Middletown Road, across from the intersection with Middletown Cemetery Road. It stood north of the town common (#13), which is now an open field defined by stone walls. According to town meeting minutes, the building was to face south (not toward the road), was to be sheathed with white pine clapboards, and was to have 6" x 8" window panes. No images of the building survive, so it is unknown if it was built according to these specifications. It is known that the building did indeed face south, because in 1805 the townspeople voted to have it moved so that it would face east toward the road.

About 1795, John B. Wheeler and William Hall, Jr. (Rev. William Hall's son), opened a store at the northeast corner of Middletown Road and Middletown Cemetery Road, facing Middletown Road. John Wheeler had recently moved to Grafton from New Ipswich, New Hampshire, and also about 1795, built a house across Middletown Road from the store, just north of the meeting house. A blacksmith shop also stood on the store's property, probably since before the store was built, and was operated by David Wells. The blacksmith shop was sold to John Wheeler in 1800, and the date of its removal is unknown. In 1805, John Barrett moved to Grafton from Mason, New Hampshire, and replaced William Hall in the partnership. Barrett may have lived in a house north of the store, which is long gone. In 1806, John Wheeler sold his interest in the store

to his brother Nathan Wheeler, and moved to Orford, New Hampshire, where he became a successful merchant.

In 1798, Dr. Amos Fisher purchased a plot of subdivided land from Henry Bond near the southeast corner of Middletown Road and Middletown Cemetery Road, and reportedly built an office there. It is also possible that he lived there. Fisher (1760-1807) was one of the first settlers of Grafton, arriving in 1780. He was the town's first physician, and also built the town's first sawmill at the north end of a section of Grafton known as Mechanicsville. He originally lived near Mechanicsville, but may have moved to his parcel in Middletown. The building was removed no later than the 1840s.

By the end of the eighteenth century, Middletown was a small village clustered around the intersection of Middletown Road and Middletown Cemetery Road and included a store, a meeting house, a town common, a doctor's office (and possibly his house), a potash works, a pound, a blacksmith shop, a cemetery, and a handful of residences. Large farmsteads surrounded the village. Shortly thereafter, a brick schoolhouse was constructed at the southeast corner of Middletown Road and Middletown Cemetery Road, facing the former. The stone foundation (#5D) survives and is visible from the road. Its exact construction date and appearance are unknown.

Between 1815 and 1831, six farmhouses were constructed in Middletown, five of which survive, and an additional house was built on Middletown Road at an unknown time. Three of these new houses replaced existing houses (#1, 2 and 7). In 1810, Joseph Axtell's farmstead (#1) was sold to Captain David Palmer. Palmer (1758-1812) was from Voluntown, Connecticut, served in the Revolutionary War, and then moved to Grafton, where he organized the town's first militia. He and his family probably lived in Howeville before moving to the Axtell property. The Palmer house was reportedly constructed in 1812, the same year as David Palmer's death. Afterwards, his family continued to live in the house until 1849.

After Rev. William Hall retired as pastor of the Congregational Church, he remained living in the "first parsonage" on Middletown Road. Therefore, the second pastor, Rev. William Goodell, needed his own home. About 1815, the "second parsonage" was built on Middletown Cemetery Road across from the cemetery. It was a two-story vernacular Federal style wood framed house. Goodell sold the property in 1825, and it was later moved to the site of the Putnam/Hall house on Middletown Road, which had burned down. In 1912, the Goodell house met the same fate.

About 1815 and 1820, two matching brick high-style Federal houses were constructed, both replacing existing houses as did the Palmer house. The c. 1815 house was built for Benjamin Dwinnell, who had acquired Henry Bond's 109-acre farm (#2) in 1803. Dwinnell (1758-1841) moved to Grafton with his family from Topsfield, Massachusetts, in 1785. In 1837, he sold the farm to his son Major John Dwinnell. The other brick house was built about 1820 for Peter and Hannah Pettengill, who had acquired Hannah's father David Stickney's farm in 1807 (#7). Peter Pettengill (1769-1857) moved to Grafton from Salem, New Hampshire, with Rev. William Hall (#10). The property remained in the Pettengill family until 1855.

About 1820, a wood framed Cape Cod house was built at the northwest corner of Middletown Road and Woodchuck Hill Road, just north of the cluster of village buildings and on the same 110-acre property as Jonathan Gibson's house (#9). The house was built for Gibson's son Jonathan Gibson, Jr., and/or his brother Nathan. The property remained in the Gibson family until 1833.

About 1831, a brick Cape Cod house (#3) was built on a one-acre parcel of land subdivided from the Hall property for Wolcott C. Chandler of the nearby town of Andover. Chandler presumably remained in Andover, as this is where he was living when he sold the house to his son Charles, who also lived in Andover and probably didn't move into the house. In 1835, the house was sold to Nathan A. Zuill, who lived there with his family. Col. Zuill (1800-1892) was born in Grafton and was a peddler. The house remained in the family until 1909.

At some point before 1843, probably much earlier although difficult to determine for certain, a house was built south of the Zuill house. The parcel it stood on was originally the south part of William Hall's land, not his homestead lot, which was sold to Abijah Parks in 1826. Although this lot did not contain Hall's house, it may have already had a residence standing on it by that time. At the latest, it was built in 1843 by Nelson Frost (1812-1892), who moved there from Hinsdale, New Hampshire. After his wife Rosella died in 1848, Frost moved to Brattleboro, Vermont, and the house was probably occupied by his parents for a few years.

During the 1790s, Grafton village, which is located on the Saxtons River, had become the location of a handful of industrial concerns such as sawmills and woolen mills, and a small village began to develop that included a tavern and a store. By the 1810s, a true village had been formed, which was then known as the "lower village," and by 1814, the trail from Bellows Falls village to Grafton village had been improved to the point that it was considered a true road, giving the riverside village additional opportunities for growth. John Barrett, who as mentioned

previously was a partner in the Middletown store, recognized that Grafton village was superceding Middletown as the economic center of town, and decided to build a store in the lower village. His partner Nathan Wheeler did not support this action, so the two men parted ways and Barrett built a brick store in 1816 in the center of the lower village.

The new Barrett store was very successful, but the population of Middletown was able to support the Wheeler store until the 1830s, and Grafton's first post office was operated out of the Wheeler store from 1818 to 1834, with Wheeler as postmaster. About 1820, Wheeler hired Henry Barnard (1801-1873) to help him run the store, and in 1830 Barnard was made partner. All four of the men who had owned the store were related by marriage.

By the 1830s, the residents of Grafton village decided that the meeting house should be located in their village and not Middletown. The residents of Middletown protested this, but in 1834, the town's second Congregational Church was built in Grafton village and was partially funded by no other than John Barrett. In 1841, the location of the town's post office was moved into John Barrett's store. However, the location of town meetings remained in Middletown, and there was a battle every year at subsequent town meeting over this. From 1834 to 1857, about every other town meeting was held at the Middletown meeting house, and the other half of the town meetings were held in the Grafton village schoolhouses. From 1847 to 1857, the townspeople voted again and again to build a new "town house" in Grafton village, next to the Baptist Church, but this idea never came to fruition.

Finally, in 1857, the Barrett store was sold to the Town and it became the town hall. In 1858, the Middletown meeting house was disassembled or moved to another location by Cutler Blodgett, who lived on Chester Road. It is possible that he used the materials from the old structure to build a house on Chester Road.

Grafton's population had reached its all-time peak in 1820, when there were 1,482 people there. This number is about 225% higher than Grafton's population in 2000. The population of the entire town then gradually dropped each decade. Some residents of Middletown (as well as Howeville and outlying farmsteads) began to abandon their properties, and some moved into the developing lower village, such as Gideon Palmer (#1) and John Dwinnell (#2). While the population of the lower village grew, the population of the rest of Grafton decreased. It was common in Vermont during the early nineteenth century for hilltop village centers to become isolated in favor of the newer villages developed near the best sites for water power. Other Windham County towns that experienced this included Brattleboro, Newfane, Wilmington,

Dover, and Rockingham. In many towns, buildings were moved from the hilltop early settlements into the valley villages, and there is a Cape Cod house in Grafton village that reportedly was moved from Middletown, although there is no evidence of its provenance.

In Middletown, in addition to the meeting house, buildings that were abandoned by the mid nineteenth century included the Wheeler store, which closed in the 1830s, Wheeler's house, Jonathan Gibson's house and tavern, Nelson Frost's house, Dr. Fisher's office, the tannery, the potash works, and the blacksmith shop. The Wheeler house and store were acquired in 1843 by the Rev. Moses Bradford of the Congregational Church. Bradford had them dismantled and used the materials to build a house for himself in Grafton village. Nelson Frost's house was sold in 1854 to the Zuills (#3). The Zuills either removed the house or moved it to become the wing that was once attached to their brick house, as it does not appear on the 1856 McClellan map of Grafton. Also, the Middletown schoolhouse was replaced about 1856 with a new one-room schoolhouse on Houghtonville Road (#11). The older schoolhouse was reportedly then used as a sugarhouse by Jonathan Pettengill, who lived across the street, and then it burned down in 1896.

By the 1840s, there were no commercial interests in Middletown other than farming, and most of the farms contained large tracts of land. At this point, all of the residential properties were farms except for one (#3). Since the 1810s, Middletown's farmers had probably all raised sheep, mostly for the sale of wool to one of the local woolen mills. The woolen business was booming all over Vermont at this time, with sheep outnumbering the human population in Vermont many times over. In 1840, there were over 10,000 sheep in Grafton, compared to the human population of 1,326, and by this time, 80 to 90% of the land in Middletown (as well as the rest of Vermont) was laid bare for sheep grazing.

The 1850 agricultural census was the first census to list land use details and products of individual farms. At that time, all of the Middletown farmers had a handful of cows, all of them produced wheat and/or rye, oats, corn, potatoes, peas and beans, hay, cheese, butter, and maple sugar, all but one grew apples, and most of them had a flock of sheep. Also at this time, three of the Middletown farmers had some of the largest sheep flocks in Grafton; John Park (#9), and brothers Abbott (#7) and Jonathan Pettengill (what is now #4), who as a group had a total of 600 sheep, which were mostly used for wool production.

By 1860, most of the farmers still had sheep, but some only had a few while others had 100 or more. Jonathan Pettengill had 143 sheep, the third largest flock in Grafton. During the local post-temperance era, there were four wine producers in Grafton, and two of them lived in

Middletown (#1 and 2), although the wine was for personal consumption only as it was in relatively small quantities. All of the remaining farm productions were basically the same as 1850. The 1870 census shows that all of the properties in Middletown, including the Zuill property, were used for farming, and had similar livestock numbers and crop productions as in 1860.

By the 1870s, there were no woolen mills remaining in Grafton. At this point, the woolen industry of Vermont had declined due to competition from the West. In 1880, less than half of the farmers of Middletown had sheep, and most of the farmers in Grafton did not have any sheep. Some of the woodlands had started to grow back due to this, and at this point about 25% of the land in Middletown was wooded compared to 10-20% earlier in the century. However, Francis Edson (#10) had 155 sheep, one of the largest flocks in town at the time.

During the 1880s, dairying replaced sheep raising as a commercial agricultural activity, and there are three surviving late nineteenth century dairy barns that depict this era of Middletown's history. These barns were built for George Rice, whose father had acquired the former Palmer farm in 1849 (#1), Rodney Clough, who had acquired the former Pettengill farm in 1865 (#7), and Isaac Park, whose uncle John Park had acquired the former Gibson farm in 1842 and then sold it to him in 1858 (#9). There was also a dairy barn at Jonathan Pettengill's farm (on what is now #4), which was removed about 1990.

The population of Grafton continued to decrease from one census year to the next. At the turn of the twentieth century, there were 804 people living in Grafton, a little more than half of the highest population in Grafton's history. The largest drop in population in Grafton occurred between 1910 and 1920, when the population changed from 729 to 476. This was partly due to World War I, when residents left to fight in the war and then chose to live in other areas where better jobs were available, Grafton's rural residents' abandonment of farmsteads, and residents moving to areas with more economic opportunities, such as large cities. Although the general abandonment of farmsteads suggests this was occurring in Middletown, the 1920 census shows that all of the residences standing in the last half of the nineteenth century remained occupied.

Many farmsteads and village homes in Grafton were converted to vacation homes starting in the early twentieth century, a trend that was occurring all over Vermont and in other rural areas of New England. In 1890, the agricultural use of one of the farmsteads (#2) in Middletown permanently ended when it was sold to Henry and Jennie Church of New York City. The Churches continued to live in New York, so if they used the house as a vacation home and did

not rent it out, this property was the first in Grafton specifically acquired for use as a vacation home. This is a very early date for a Grafton property to be converted to a vacation home, as the first house in Grafton village that was acquired specifically as a vacation home was purchased in 1903. From 1924-1953, Jennie Church reportedly operated a boarding house in her home, although the Grafton business directory lists it as a hotel. In the 1960s, and possibly the late 1950s, the house was used as a hotel by the subsequent owner.

The second parcel in Middletown that ceased to be a farm was the Palmer-Rice property (#1), which was sold to Rev. Benjamin Pennock in 1903. Pennock was the pastor of the Congregational Church from 1902 to 1910. After his tenure, he sold the property to Francis Barrett Daniels and his wife Harriet, who made the property their vacation home, a few years after Francis' brother Charles acquired a vacation home nearby in Grafton village. Francis Daniels (1848-1922) was the grandson of local merchant John Barrett, grew up in a farmhouse just south of this vacation home, and then was a successful lawyer in Chicago. The Danielses also built the first tennis court in Grafton. The property remained in the Daniels family as a vacation home until 1944.

In 1919, the Zuill house became Middletown's third vacation home, when it was sold to John and Edith Alger of Rhode Island. John Alger was an educator and principal originally from Vermont, and had been principal of Vermont Academy in nearby Saxtons River Village from 1904 to 1908. The Algers owned their Grafton vacation home until John Alger's death in 1944.

While three of the properties in Middletown had been converted to non-agricultural use, four remained farmsteads until the 1950s, and one until the 1930s. The 1950s were a time when many Vermont dairy farms ceased operations due to the new requirement for expensive bulk tanks. Two of the farms that sold off their dairy herds during the 1950s were owned by members of the local Park family (#4 and 9). The Park Farm (#9), which was/is owned by members of the Park family from 1842-1914 and 1958 to the present time, was a diversified farm until the 1950s, and retains historic agricultural buildings such as a large dairy barn, a horse barn, a sheep barn, and a chicken house. This farm is individually listed on the National Register of Historic Places, and is now the home of two horses.

The Jonathan Pettengill farm, which was located on what is now Property #4, was sold to John and Lewis Howe in 1907, and was later occupied by farmer George Howe. This 100 year old farmhouse, which was the "second parsonage" moved to this site from Middletown Cemetery Road by Pettengill, burned down in 1912 and was replaced with Grafton's only Second Empire

style house. In 1932, this farm was acquired by Avery Park (1901-1984), who was the son of Charles Park (#9). Avery Park was also a dairy farmer until the late 1950s, and also retained a few cows and horses until 1981. His house, as well as the agricultural buildings, were torn down about 1990. The other former Pettengill farm (#7) had several owners, and was a vacation home from 1933 to 1942, when it was sold to Roy and Mabel McLean. The McLeans had a herd of forty cows, grew crops, and maintained an orchard. Despite extensive upgrades to the dairy barn in 1946, the dairy herd was sold in 1951, and farming ended altogether at this property no later than 1958.

The oldest remaining house in Middletown (#10) remained a farmhouse until the 1930s, when it was converted to a vacation home. From 1893 to 1938 it was owned by the Culver family, including Charles Culver and his son Adin. Besides being farmers, Charles Culver was a cobber, and Adin's son Allen had a blacksmith shop on the property in the 1930s. The farm was sold in 1938 and was a vacation home until 1959. Since 1969, the property has been the location of the Inn at Woodchuck Hill Farm.

The second homeowners, the visitors to Grafton's handful of inns and hotels, the remaining farms, as well as the logging industry, two woodenware mills, and the sale of animal pelts, helped Grafton survive the Depression. However, agricultural activities in Grafton, as well as much of Vermont, experienced a gradual decline throughout the twentieth century. This decline was due to two factors: the economics of maintaining a small-scale farm and the availability of the automobile. The small dairy farms could not compete with the larger, technologically-advanced farms developing around the state and country. From 1900 to 1930, the number of farms in Vermont decreased by one third, and the percentage of acreage of land used for farming in Vermont decreased by one third. The automobile enabled people to live in one place and work in another (such as Bellows Falls Village), and many farmers' children entered into other professions. In 1940, the population of Grafton dropped to its lowest in history, 393 persons. Around this time, Middletown's one-room schoolhouse (#11) closed, and the area children began attending school in Grafton village.

Grafton remained in an economic slump through the 1940s and 1950s, although it does not appear that any of the houses in Middletown were abandoned. Fortunately, the summer population of Grafton helped the situation, supporting the local inns, stores and farmers, and Grafton continued to be an important vacation spot. Francis Palmer commented in his 1954 book on Grafton history that:

> A short history of Grafton would not be complete without mention of its summer people. The first arrival dates back many years while others are new comers [sic]. Many have purchased homes in town, remodeling the houses, and keeping them up in a way good to see. Some have become permanent residents. Friendly, interested in Grafton, its welfare and upkeep, they are a great help to the town. We are sorry to see them go away in the autumn and glad when they begin to come back in the spring.

Residents of Grafton expressed their local pride in 1954 by celebrating the town's 200th birthday with a three-day event included entertainment and exhibits related to the town's history, a parade, an antique show, an art exhibit, a play, games, a picnic, a pilgrimage to the site of Middletown village, and fireworks. For the event, the Yankee Male Chorus performed for the first time in New England, and the Congregational Church in Grafton village was restored. Another event of community pride during these uncertain times for Grafton was the establishment of the Grafton Historical Society in 1962 by Samuel and Helen Pettengill. Samuel Pettengill, Jr. (1886-1974) was Peter Pettengill's (#7) great-grandson and as a child lived at his uncle Jonathan Pettengill's house (at what is now Property #4) with his father, Samuel, Sr. As an adult, Samuel Pettengill, Jr., was a lawyer in Indiana. In 1949, he acquired a vacation home in Grafton village and then retired there in 1956.

Grafton's economic situation improved in the 1960s after the arrival of cousins Mathew Hall and Dean Mathey, wealthy businessmen from New Jersey. Hall (1907-1974) began to visit Grafton with his family in the 1930s, and in 1941 bought an old farmhouse on Townshend Road as a summer home. Mathey (1890-1972) had vacationed in Grafton during his childhood summers, and was a successful investment banker and professional tennis player, defeating Bill Tilden at Wimbledon in 1923.

Hall and Mathey founded the Windham Foundation in 1963, and began buying buildings, mostly in Grafton village, in order to restore them and the village as a whole. The mission of the Windham Foundation was, "to restore buildings and economic vitality in the village of Grafton; to provide financial support for education and private charities; and to develop projects that will benefit the general welfare of Vermont and Vermonters." Because of the Windham Foundation, Grafton village regained its vitality, is now one of the best preserved villages in Vermont, and is a popular vacation spot. In 1972, the Windham Foundation acquired the former Daniels property (#1), and leased it to the existing residents until 1979. After that, it was converted to an annex for the Old Tavern at Grafton, which is located in Grafton village. The Windham Foundation sold the property to a private owner in 2001.

In addition to depicting Middletown's rich history, the Middletown Rural Historic District's significance also lies in its intact collection of historic architecture. Although all but one of the historic buildings are limited to Federal period architectural types, there is a variety of different building types and a mix of brick and wood frame buildings, preventing a monotonous appearance. Also, the collection of Federal-period structures helps define Middletown's heyday period of the 1790s to the 1820s. There are also several historic agricultural outbuildings that help depict Middletown's nineteenth century farming history.

In Middletown, there are four Georgian-plan Federal-style houses, two are wood framed (#1 and 10) and two are brick (#2 and 7). One wood framed house retains its c. 1790 spare architectural detailing (#10), and the other was updated in the early twentieth century in the Colonial Revival style (#1), with a double-pilastered entryway with a louvered fanlight. The brick houses are almost identical, and are two of the best examples of high-style Federal residences in Grafton, with blind arches at doorways and windows, heavily molded cornices, stone lintels, and four end chimneys.

Middletown also has two Cape Cod type houses, one is wood framed (#9) and the other is brick (#3). The former is also a good example of early continuous architecture, with a wing and an attached barn, and as mentioned earlier, also has a historic horse barn, sheep barn, and chicken house. The latter Cape has been altered and greatly expanded, so it is no longer considered a historic resource, but the original Cape Cod section remains a visible part of Middletown's collection of antique architecture. Middletown's only Greek Revival building is the one-room schoolhouse, which has the wide architectural trim and peaked lintelboards common to this style, and is one of the only remaining intact one-room schoolhouses in Grafton. Architectural historian Herbert Wheaton Congdon included two Middletown houses in his 1963 book *Early American Homes for Today, A Treasure of Decorative Details and Restoration Procedures*. He featured one house for its exterior, non-ridge chimneys (#3), and the other for the mantelpiece in one of the bedrooms (#7).

Due to its rich history and intact historic resources, the Middletown Rural Historic District is a significant area of Grafton with architectural and landscape features that are visual reminders of a vibrant rural nineteenth century area. Today, Middletown remains an idyllic rural area with well-maintained late eighteenth century and early nineteenth century historic homes, an intact historic schoolhouse, an eighteenth century cemetery, town pound, village common, large parcels, open fields that depict the farming history of the area, two orchards, stone walls that identify the historic settlement patterns, and old gravel roads that depict the travel patterns in

Grafton during the nineteenth century. Grafton's active historical society helps educate residents and visitors about the significance of the local historic architecture and landscape, and with the help of the Windham Foundation, it funded the cost of this National Register nomination.

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United States Bureau of the Census. U.S. Agricultural Census records for the Town of Grafton, 1850, 1860, 1870, and 1880.

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Personal Correspondence

Walter Critchfield, Grafton
Richard & Martha Desrochers, Grafton

Previous documentation on file (NPS)
___ preliminary determination of individual listing (36 CFR 67) has been requested.
___previously listed in the National Register
___previously determined eligible by the National Register
___ designated a National Historic Landmark
___ recorded by Historic American Buildings Survey # _____
___ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data
_x_State Historic Preservation Office
___ Other State agency
___ Federal agency
___ Local government
___ University
___ Other
Name of repository: _____

10. Geographical Data

Acreage of Property_722___

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	18	691273	4785033	3	18	694181	4782722
2	18	693360	4785599	4	18	691679	4782858

___ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title _Paula Sagerman, Historic Preservation Consultant_____

organization _n/a_____ date _December 7, 2010___

street & number _7 Winter Haven Dr._____ telephone _(802) 464-5179_____

city or town _Wilmington_____ state _VT_ zip code _05363_____

Additional Documentation

Submit the following items with the completed form:

Boundary Description

The boundary of the Middletown Rural Historic District is delineated on the sketch map accompanying the nomination form. The irregular boundary follows the perimeter property lines of the tax parcels included in the historic district. Most of the Middletown Rural Historic District lies adjacent to almost the full length of Middletown Road; exceptions include the parcels at the south end of this road, which are within the Grafton Village Historic District, and two subdivided parcels near the north end of the road, which have been omitted from the historic district. There are also parcels within the historic district on the short dead-end roads known as Middletown Cemetery Road, Avery Park Drive, and Woodchuck Hill Road, and one parcel at the corner of Middletown Road and Route 121, which has been included as it contains the schoolhouse that was attended by the children who lived in Middletown. The property lines are derived from the Town of Grafton tax maps #5 and 8. The Grafton tax parcels that are part of the historic district are:

5-56, 5-57, 5-58, 5-69, 5-69.1, 5-71, 5-73, 5-75, 5-75.1, 5-75.4, 5-76, 5-89, 8-2, 8-2.1, 8-2.2, 8-4, and 8-19.

Boundary Justification

The Middletown Rural Historic District's boundary follows the outer perimeter property lines of the parcels that lie adjacent to Middletown Road, Avery Park Drive, Middletown Cemetery Road, Woodchuck Hill Road, and Houghtonville Road within the historic district. The historic district boundary includes what is commonly considered the historic and current Middletown boundary, and was delineated with the purpose of depicting the history of Middletown. The historic district does not include two houses at the south end of Middletown Road, as these are considered to be associated with Grafton village and are within the Grafton Village Historic District (listed on the National Register on April 7, 2010). It also does not include two wooded properties near the north end of Middletown Road, as they contain modern houses and the parcels did not ever contain any historic resources. A peripheral parcel within the historic area of Middletown that has been omitted is at the end of Middletown Cemetery Road, and also contains a non-historic late twentieth century residence. The historic district boundary is sufficient to convey the historic significance of the Middletown Rural Historic District.

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.) See Continuation Sheet.

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.0. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

NPS Form 10-900-a
(8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Table of Properties Page 1

Middletown Rural Historic District
Grafton, Windham County, Vermont

Map #	Address	Name of Property	Date	Style	Contributing or Non-Contributing
1	469 Middletown Rd.	Palmer-Rice House	1812	Federal	C
1A		Barn	c. 1885	Front-gable	C
1B		Caretaker's House	c. 1870	Ranch	NC
1C		Cottage	1985	Vernacular	NC
2	874 Middletown Rd.	Dwinnell House	1815	Federal	C
2A		Sugar House	1970	Vernacular	NC
3	1009 Middletown Rd.	Chandler-Zuill House	1831, c. 2004	Cape Cod	NC
3A		Shed	c. 1950	Vernacular	C
3B		Guest House	c. 2000	Neo-Colonial	NC
3C		Barn	c. 1990	Vernacular	NC
4	1235 Middletown Rd.	Pollio House	1991	Neo-Colonial	NC
5	1104 Middletown Rd.	Foley, William & Frances, House	1998	Neo-Colonial	NC
5A		Garage	1998	Vernacular	NC
5B		Shed	c. 1998	Vernacular	NC
5C		Shed	c.1998	Vernacular	NC
5D		Foundation	Early 19th c		C
6	1246 Middletown Rd.	Park, Charles & Louise, House	1976	Neo-Colonial	NC
6A		Shed	c. 1990	Vernacular	NC
7	1884 Middletown Rd.	Pettengill, Peter & Hannah, House	c. 1820	Federal	C
7A		Barn	c. 1875	Front-gable	C
8	Middletown Cemetery Rd.	Middletown Cemetery	c. 1790	n/a	C
9	26 Woodchuck Hill Rd.	Park Farm	c. 1820	Cape Cod	C
9A		Equipment Shed	c. 1890	Vernacular	C
9B		Chicken House	c. 1870	Vernacular	C
9C		Horse Barn	c. 1885	English Barn	C
9D		Sheep Barn	c. 1885	Vernacular	C
9E		Dairy Barn	c. 1840, c. 1885	Front-gable	C
9F		Spring-Fed Well	Early 19th c		C
9G		Well	c. 1780		C
9H		Stone Culvert	c. 1800		C
10	224 Woodchuck Hill Rd.	Hall-Putnam-Joslin-Edson-Culver House	c. 1790	Federal	C
10A		Barn/Guest House	c. 1875, c. 1985	Contemporary	NC
10B		House/Barn	c. 2000	Contemporary	NC
11	2063 Houghtonville Rd.	School District No. 3 Schoolhouse	1856	Greek Revival	C
11A		Shed	c.1950	Vernacular	C
12	Middletown Cemetery Rd.	Old Town Pound	c.1808		C
13	Middletown Rd.	Village Common	c.1790		C

The following is the same for all photographs:
Middletown Rural Historic District
Grafton, Windham County, Vermont
Photographs by Paula Sagerman
CD with digital images on file at the Vermont Division for Historic Preservation

Photograph #1
Facing north on Middletown Rd., #1 on left
April 2009

Photograph #2
Facing north on Middletown Rd., #2 on right
November 2008

Photograph #3
Facing north on Middletown Rd., #3 on left, #5 on right
April 2009

Photograph #4
Facing north on Middletown Rd. near intersection with Middletown Cemetery Rd.
April 2009

Photograph #5
Facing east on Middletown Cemetery Rd. from intersection with Middletown Rd.
April 2009

Photograph #6
Facing west on Woodchuck Hill Rd. toward #10
April 2009

Photograph #7
Facing NW toward Palmer-Rice House (#1)
April 2009

Photograph #8
Facing NE toward Barn (#1A)
June 2009

Photograph #9
Facing SE toward Cottage (#1C)
June 2009

Photograph #10
Facing SE toward Dwinnell House (#2)
April 2009

Photograph #11
Facing NW toward Sugar House (#2A)
April 2009

Photograph #12
Facing SW toward Chandler-Zuill House (#3)
April 2009

Photograph #13
Facing NW toward Shed (#3A)
April 2009

Photograph #14
Facing NW toward Guest House (#3B)
April 2009

Photograph #15
Facing NW toward Barn (#3C)
April 2009

Photograph #16
Facing west toward Pollio House (#4)
April 2009

Photograph #17
Facing east toward Foley House (#5)
November 2008

Photograph #18
Facing NE toward Charles & Louise Park House (#6)
November 2008

Photograph #19
Facing SW toward Peter & Hannah Pettengill House (#7)
April 2009

Photograph #20
Facing west toward Barn (#7A)
April 2009

Photograph #21
Facing south toward Middletown Cemetery (#8)
April 2009

Photograph #22
Facing NW toward Park House (#9)
April 2009

Photograph #23
Facing NW toward equipment shed (#9A)
April 2009

Photograph #24
Facing NE toward Horse Barn & Chicken House (#9B&C)
November 2008

Photograph #25
Facing NW toward Sheep Barn (#9D)
November 2008

Photograph #26
Facing NW toward Dairy Barn (#9E)
November 2008

Photograph #27
Facing NE toward Hall-Putnam-Joslin-Edson-Culver House (#10)
November 2008

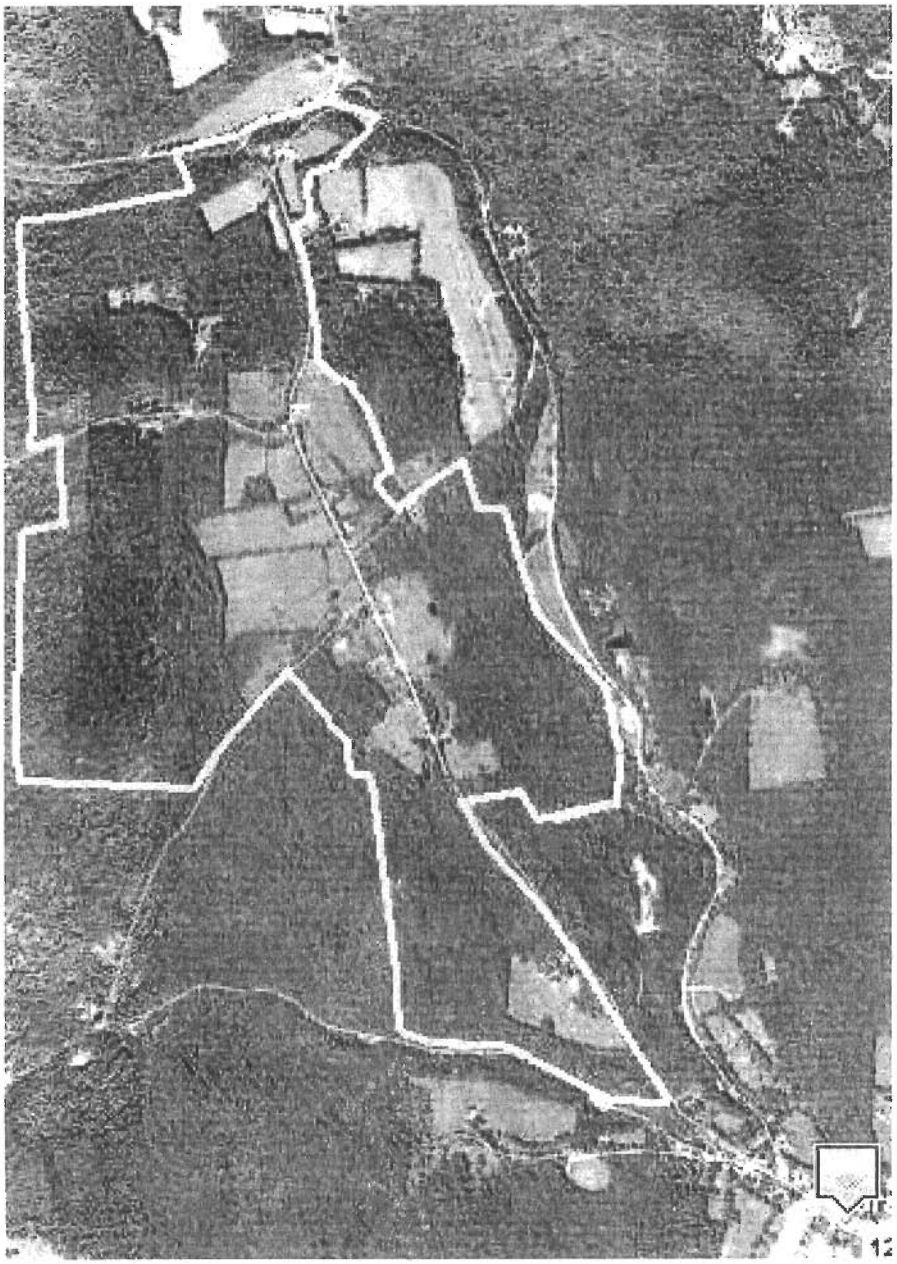
Photograph #28
Facing NW toward Barn/Guest House (#10A)
November 2008

Photograph #29
Facing SE toward School District No. 3 Schoolhouse (#11)
November 2008

Photograph #30
Facing north toward Foundation
of Brick Schoolhouse (#5D)
December 2010

Photograph #31
Facing southeast toward Old
Town Pound (#12)
December 2010

Photograph #32
Facing west toward
Village Common (#13)
December 2010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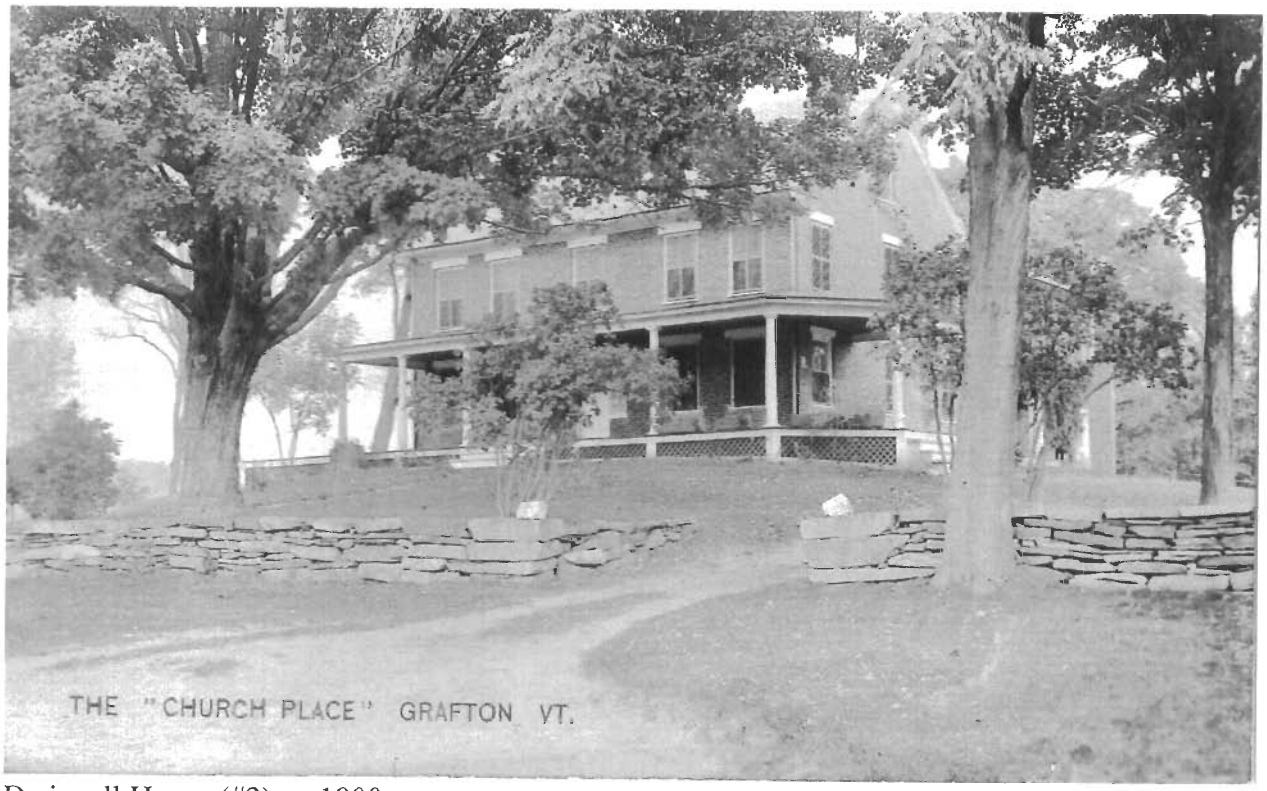
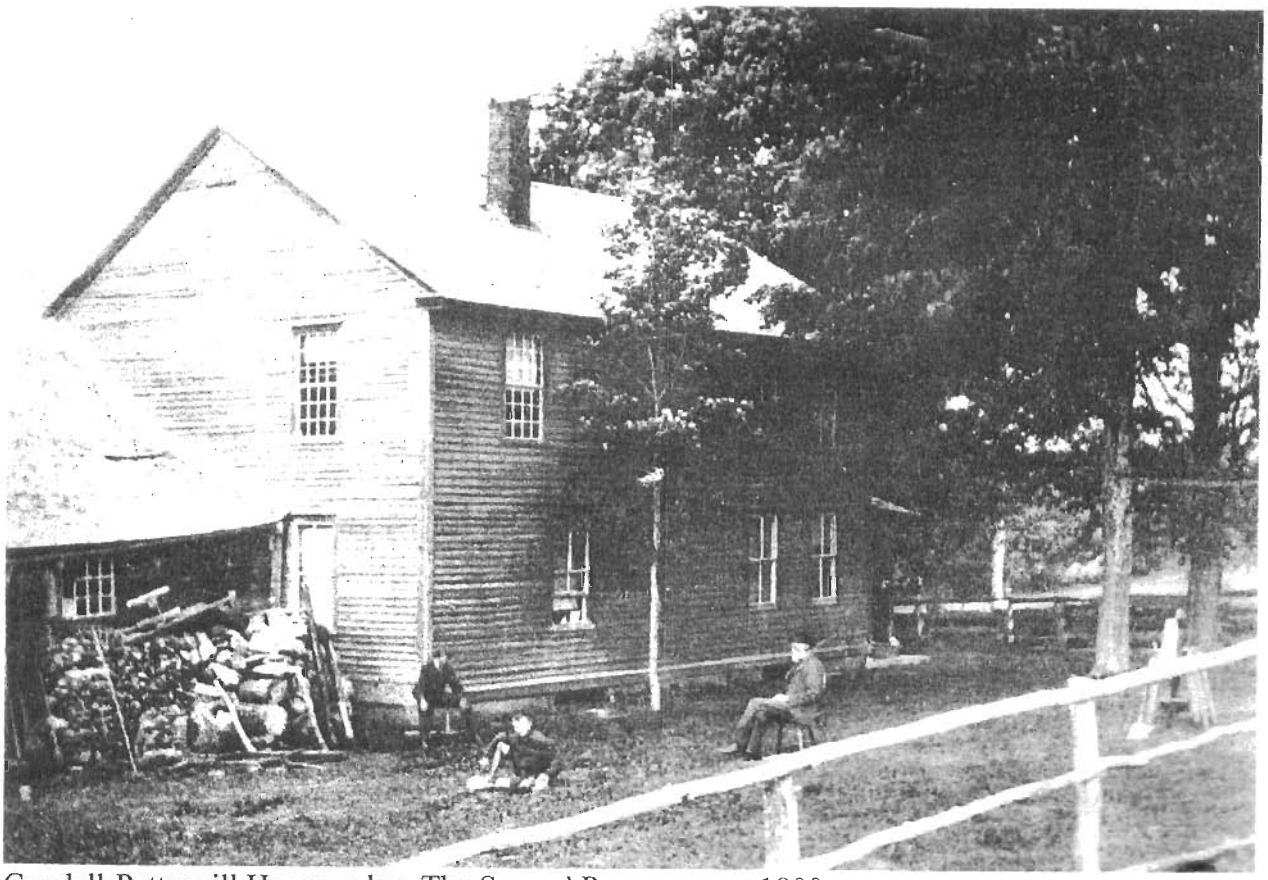


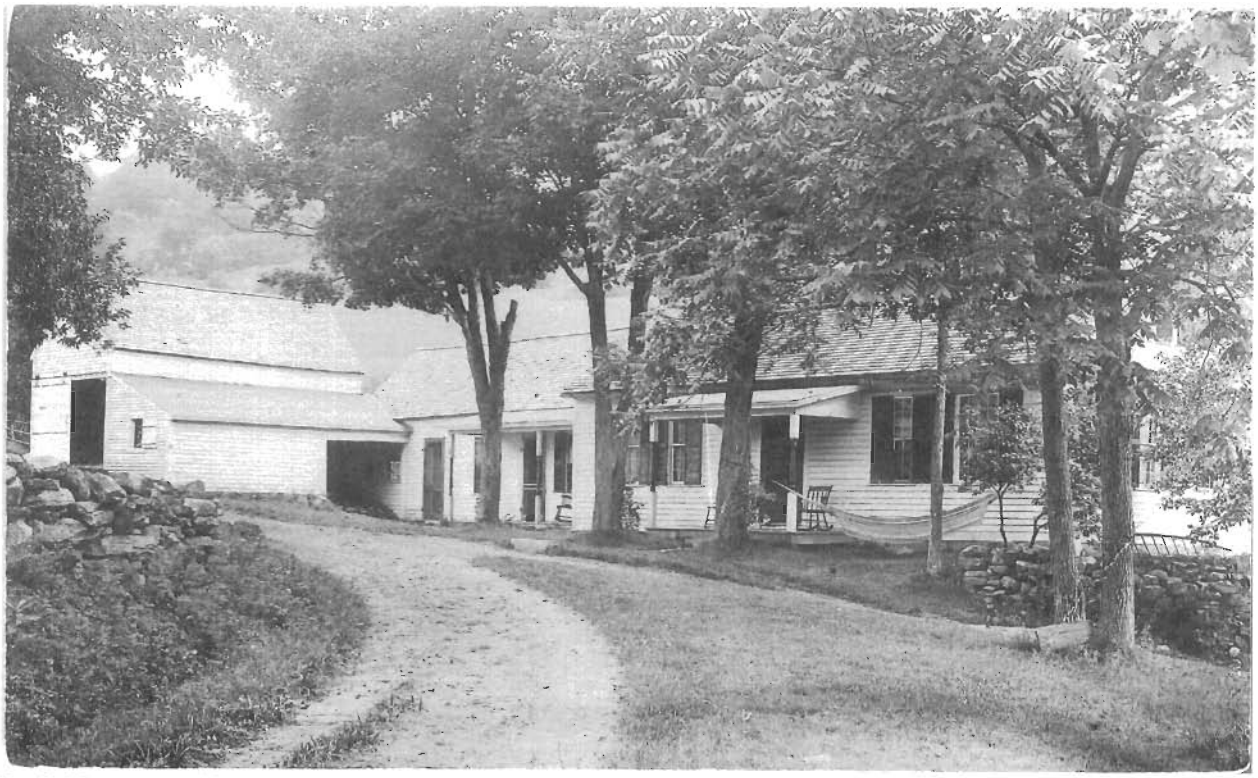
Dwinnell House (#2), c. 1900
Photo courtesy of Richard & Martha Desrochers

Chandler-Zuill House, c. 1950
Photo courtesy of Richard & Martha Desrochers



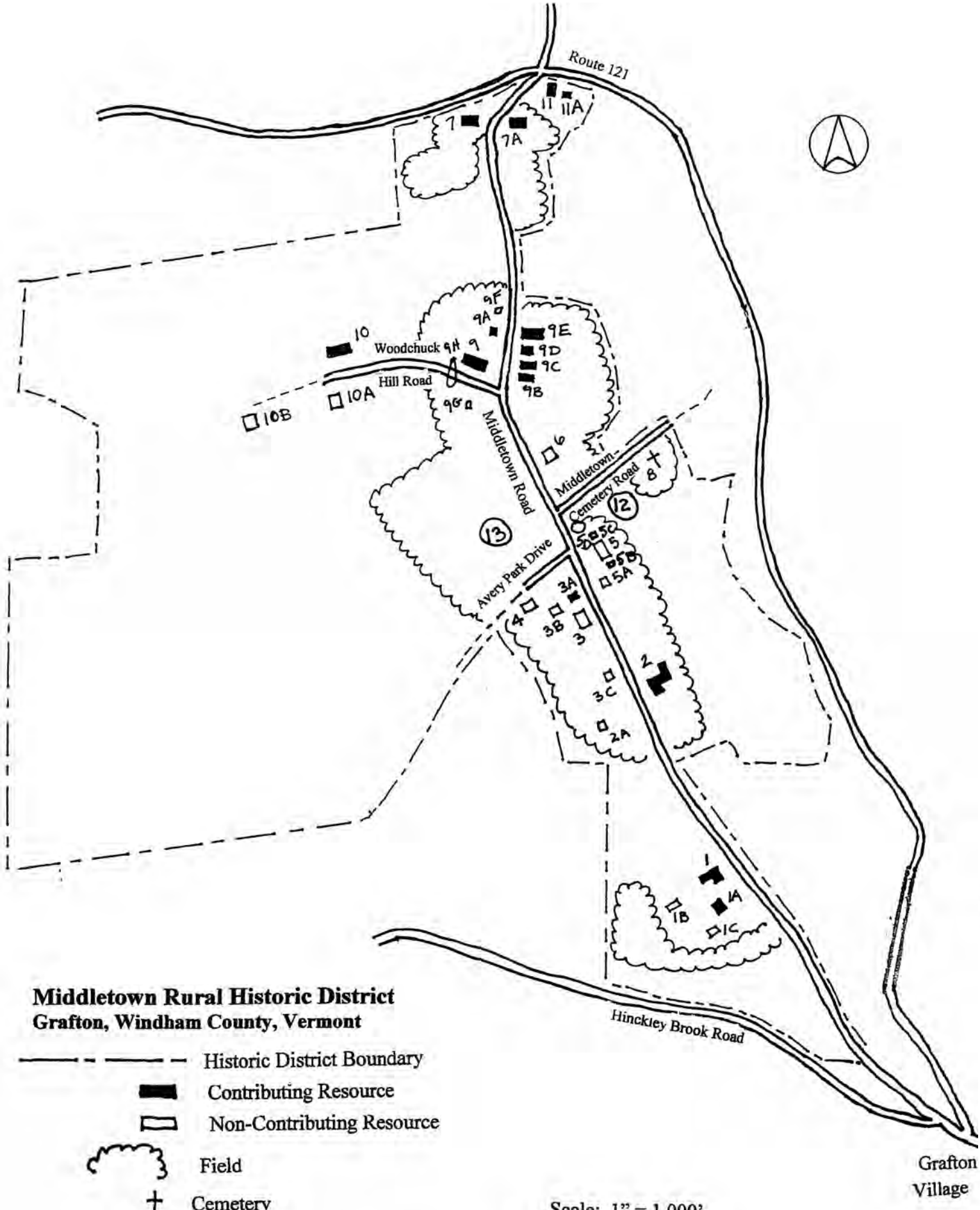
Goodell-Pettengill House, a.k.a. The Second Parsonage, c. 1900
Located on what is now Property #4, burned down about 1912
Photo courtesy of Grafton Historical Society

Facing northeast toward center of historic district, c. 1915
C. 1912 Howe-Park house, which was torn down in 1990, is on the left (now Property #4)
Photo courtesy of Richard & Martha Desrochers



Park House, c. 1915
Photo courtesy of Richard & Martha Desrochers

Hall-Putnam-Joslin-Edson-Culver House, 1933
Photo courtesy of Grafton Historical Society



Middletown Rural Historic District
Grafton, Windham County, Vermont

Historic District Boundary

Contributing Resource

Non-Contributing Resource

Field

Cemetery

Contributing Site or Structure

Scale: 1" = 1,000'

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Middletown Rural Historic District

MULTIPLE NAME:

STATE & COUNTY: VERMONT, Windham

DATE RECEIVED: 2/01/11 DATE OF PENDING LIST: 3/09/11
DATE OF 16TH DAY: 3/24/11 DATE OF 45TH DAY: 3/19/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000101

REASONS FOR REVIEW:

APPEAL:	N	DATA PROBLEM:	N	LANDSCAPE:	N	LESS THAN 50 YEARS:	N
OTHER:	N	PDIL:	N	PERIOD:	N	PROGRAM UNAPPROVED:	N
REQUEST:	N	SAMPLE:	N	SLR DRAFT:	N	NATIONAL:	N

COMMENT WAIVER: N

✓ ACCEPT ___ RETURN ___ REJECT 3.26.11 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA_____

REVIEWER_____ DISCIPLINE_____

TELEPHONE_____ DATE_____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

Middletown Rural Historic District
Grafton, Windham Co., VT
Photograph #1

Middletown Rural Historic District
Grafton, Windham Co., VT
Photograph #2

Middletown Rural Historic District
Grafton, Windham Co., VT
Photograph #3

Middletown Rural Historic District
Grafton, Windham Co., VT
Photograph # 4

Middletown Rural Historic District
Grafton, Windham Co., VT
Photograph #5

Middletown Rural Historic District
Grafton, Windham Co., VT
Photograph # 6

Property #1
Middletown Rural Historic District
Grafton, Windham Co., VT
Photograph #7

Property #1A
Middletown Rural Historic District
Grafton, Windham Co., VT
Photograph # 8

Property #1C
Middletown Rural Historic District
Grafton, Windham Co., VT
Photograph #9

Property #2
Middletown Rural Historic District
Grafton, Windham Co., VT
Photograph # 10

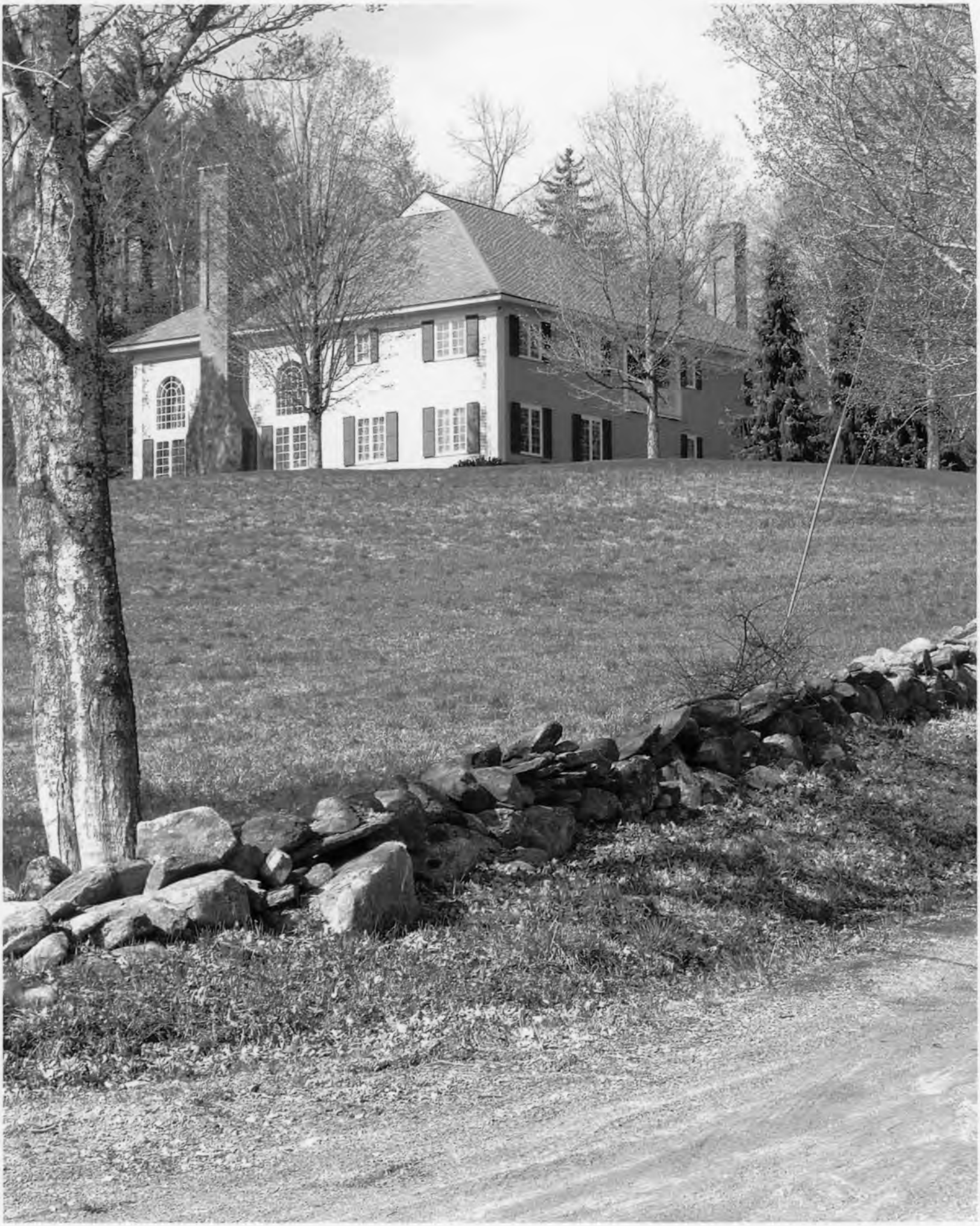
Property # 2A
Middletown Rural Historic District
Grafton, Windham Co., VT
Photograph # 11

Property # 3
Middletown Rural Historic District
Grafton, Windham Co., VT
Photograph # 12

Property # 3A
Middletown Rural Historic District
Grafton, Windham Co., VT
Photograph # 13

Property # 3B
Middletown Rural Historic District
Grafton, Windham Co., VT
Photograph # 14

Property # 3C
Middletown Rural Historic District
Grafton, Windham Co., VT
Photograph #15



Property # 4
Middletown Rural Historic District
Grafton, Windham Co., VT
Photograph # 16

Property #5
Middletown Rural Historic District
Grafton, Windham Co., VT
Photograph #17

Property #6
Middletown Rural Historic District
Grafton, Windham Co., VT
Photograph #18

1870

Property #7
Middletown Rural Historic District
Grafton, Windham Co., VT
Photograph #19

Property #7A
Middletown Rural Historic District
Grafton, Windham Co., VT
Photograph #20

Property # 8
Middletown Rural Historic District
Grafton, Windham Co., VT
Photograph # 21

IDDLETOWN RD
ODCHUCK HILL RD

Property # 9
Middletown Rural Historic District
Grafton, Windham Co., VT
Photograph # 22

Property # 9A
Middletown Rural Historic District
Grafton, Windham Co., VT
Photograph # 23

Property # 9B & C
Middletown Rural Historic District
Grafton, Windham Co., VT
Photograph # 24

Property # 9D
Middletown Rural Historic District
Grafton, Windham Co., VT
Photograph # 25

PARK FARM 1792

Property # 9E
Middletown Rural Historic District
Grafton, Windham Co., VT
Photograph # 26

Property # 10
Middletown Rural Historic District
Grafton, Windham Co., VT
Photograph # 27

Property #10A
Middletown Rural Historic District
Grafton, Windham Co., VT
Photograph #28

Property # 11
Middletown Rural Historic District
Grafton, Windham Co., VT
Photograph # 29

Property #5D
Middletown Rural Historic District
Grafton, Windham Co., VT
Photograph #30

Property #5D
Middletown Rural Historic District
Grafton, Windham Co., VT
Photograph #30

Property # 12
Middletown Rural Historic District
Grafton, Windham Co., VT
Photograph # 31

Hughes
Associates
FOR SALE 802-843-2020

Property # 13

Middletown Rural Historic District

Grafton, Windham Co., VT

Photograph #32

INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1984

KILOMETERS 1 .5 0 1 2 3 4

MILES 1 .5 0 1 2

SCALE 1:25 000

1 CENTIMETER ON THE MAP REPRESENTS 250 METERS ON THE GROUND

CONTOUR INTERVAL 6 METERS

500 0 1000 2000 3000 4000 5000 METERS

1000 0 2000 4000 6000 8000 10 000 12 000 14 000 16 000 FEET

43072-B5-TM-025

Saxtons River

VERMONT

1:25 000-scale *metric* topographic map

105185
US GEOLOGICAL SURVEY
07006 3038-MISC.HUNTING AC
$5.99
NS

7.5 X 15 MINUTE QUADRANGLE SHOWING

- Contours and elevations in meters
- Highways, roads and other manmade structures
- Water features
- Woodland areas
- Geographic names

U.S. DEPARTMENT OF THE INTERIOR — GEOLOGICAL SURVEY

PROVISIONAL EDITION 1984

PRODUCED BY THE UNITED STATES GEOLOGICAL SURVEY
CONTROL BY . . . . . USGS, NOS/NOAA, AND STATE OF VERMONT AGENCIES
COMPILED FROM AERIAL PHOTOGRAPHS TAKEN 1977
FIELD CHECKED . . . . . 1980 MAP EDITED 1984
PROJECTION . . . . . UNIVERSAL TRANSVERSE MERCATOR
GRID: 1000-METER UNIVERSAL TRANSVERSE MERCATOR . . . . . ZONE 18
10,000-FOOT STATE GRID TICKS . . . . . VERMONT
UTM GRID DECLINATION . . . . . 1°38' EAST
1984 MAGNETIC NORTH DECLINATION . . . . . 13° WEST
VERTICAL DATUM . . . . . NATIONAL GEODETIC VERTICAL DATUM OF 1929
HORIZONTAL DATUM . . . . . 1927 NORTH AMERICAN DATUM

To place on the predicted North American Datum of 1983, move the projection lines as shown by dashed corner ticks (4 meters south and 37 meters west)

There may be private inholdings within the boundaries of any National or State reservations shown on this map

CONTOUR INTERVAL 6 METERS

CONTOUR ELEVATIONS SHOWN TO THE NEAREST 0.1 METER
OTHER ELEVATIONS SHOWN TO THE NEAREST METER

FOR SALE BY U.S. GEOLOGICAL SURVEY
P.O. BOX 25286, DENVER, COLORADO 80225

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

CONVERSION TABLE

Meters	Feet
1	3.2808
2	6.5617
3	9.8425
4	13.1234
5	16.4042
6	19.6850
7	22.9659
8	26.2467
9	29.5276
10	32.8084

To convert meters to feet multiply by 3.2808

To convert feet to meters multiply by 0.3048

ADJOINING MAPS

1	2	3
4		5
6	7	8

NORTH

1 Weston
2a Andover (7.5')
2b Andover (15')
3 Springfield
4 Londonderry
5 Bellows Falls
6 Stratton Mountain
7 Townshend
8 Wardsboro

ISBN 0-607-56825-9
9 780607 568257

ROAD LEGEND

Improved Road
Unimproved Road
Trail

Interstate Route — U. S. Route — State Route

PROVISIONAL MAP
Produced from original manuscript drawings. Information shown as of date of field check

VERMONT

State of Vermont
Division for Historic Preservation
One National Life Drive, Floor 6
Montpelier, VT 05620-0501
www.HistoricVermont.org

[phone] 802-828-3211
[division fax] 802-828-3206

Agency of Commerce and Community Development

FEB 01

January 26, 2011

J. Paul Loether
National Park Service
National Register of Historic Places
1201 Eye Street, NW 8th floor
Washington, DC 20005

Dear Mr. Loether:

Enclosed please find the National Register nomination for the following property:

Middletown Rural Historic District, Grafton, Windham County, Vermont

This property is being submitted under the Preservation Act of 1966, as amended in 1980, for inclusion in the National Register of Historic Places.

If you have any questions concerning the nomination please do not hesitate to contact me at (802) 828-3045 or nancy.boone@state.vt.us .

Sincerely,

DIVISION FOR HISTORIC PRESERVATION

Nancy E. Boone

Nancy E. Boone
State Architectural Historian/ Deputy State Historic Preservation Officer

Enclosure